ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
City of Lakewood	New Owner	MAP and PARCEL
3401 Hadley Ave		53-12 213 and 53-12 65
Old Hickory TN 37138		

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Odell Binkley, Jr., Trustee of the Lakewood Park Trust** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **City of Lakewood** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, described as follows, to-wit:

Beginning at a P.K. nail (found) in the Westerly line of the property conveyed to the City of Lakewood as evidenced in Deed Book 4776, page 688, R.O.D.C., Tn., said nail being the Southwest corner for the terminus of Right-of-Way of Ferrell Drive; thence, with the City of Lakewood's West line South 24 deg. 51'30" West 94.86' to a iron rod (found), said rod being the Northeast corner of Lot No. 29 on the plat entitled Jackson's landing Estates - Section 2 as shown in Plat Book 8250, Page 975, R.O.D.C., Tn.; thence, with a common line to the North boundary line of said subdivision North 89 deg. 27'24" West 202.39' feet to a iron rod (set), said rod being the Southeast corner of Lot 1 and the Southwest corner of Lot 2; thence, with the common lines of said Lots 1 and 2 for the next two calls North 00 deg. 30'41" East 93.75' to a iron rod (set); thence, North 41 deg. 24'15" East 227.31' to a iron rod (set) in the Southerly margin of the Tennessee-Central railroad Right-Of-Way and the Westerly Right-Of-Way of the aforementioned Ferrell Drive; thence, with the West and South Right-Of-Way margin of Ferrell Drive for the next two calls South 03 deg. 08'13" East 95.00' to a iron rod (set); thence, South 45 deg. 13'04" East 121.00' to the Point-Of-Beginning containing 37,518 Square Fee, or 0.86 Acres more or less. According to a survey by W.T. Smith Land Surveying, License No. 2012, dated May 18, 2004.

Being a portion of the same property conveyed to Odell Binkley, Jr., Trustee, of the Lakewood Park Trust by deed dated April 15, 2003, from Odell Binkley, Jr., of record in Instrument No. 20030417-0051399, Register's Office for Davidson County, Tennessee. See Certification of Trust recorded simultaneously herewith in Instrument No. 20041029-0130328, said Register's Office.

This is property with a common address of 101 Pitts Ave., Old Hickory, TN 37138.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being paid by the Grantor;
(2) Sanitary sewer easemnet of record in Book 9056, Page 5, said Register's office.

Davidson County DEEDWARR
Recvd: 10/29/04 16:21 2pgs
Fees:13.00 Taxes:555.00
20041029-0130329

[**STATE OF TENNESSEE**]
[**COUNTY OF DAVIDSON**]
[The actual consideration or value, whichever is greater for this]
[transfer is $150,000.00]
[ ]
[Affiant]
[Subscribed and sworn before me this 27th day of October, 2004.]
[ ]
[My Commission Expires: 1/28/2006 Notary Public]

NOTARY PUBLIC AT LARGE
My Commission Expires JAN 28, 2006

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **27th** day of **October, 2004**.

LAKEWOOD PARK TRUST

By: _____
Odell Binkley, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of October 2004, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **ODELL BINKLEY, JR.,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of **LAKEWOOD PARK TRUST,** the within named bargainor, that he as such Trustee, executed the foregoing instrument for the purposes therein contained, by signing his name as the Trustee for LAKEWOOD PARK TRUST.

Witness my hand and official seal at office, this 27th day of October, 2004.

_____
Notary Public
My Commission Expires: 1/28/2006

NOTARY PUBLIC AT LARGE
My Commission Expires JAN 28, 2006

File No. 0410S180.WD