Box 29

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CC:B

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Davidson County DEEDWARR
Recvd: 03/17/05 16:04 2 pgs
Fees:13.00 Taxes:5365.00
20050317-0029719

WARRANTY DEED

Address New Owner(s)
Odell Binkley, Jr., et al
3530 Central Pk
Suite 105
Hermitage, TN
37076

Send Tax Bills to:
Odell Binkley
3530 Central Pike
Suite 105
Hermitage, TN 37076

Map-Parcel:
Map: 64-15
Group:
Parcel: 7

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Larry W. Powell, a married man**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Odell Binkley, Jr., a 25% undivided interest, Jerry W. Bowers, a 25% undivided interest, Mary Evelyn Binkley, a 25% undivided interest, Odell Regg Binkley, a 13% undivided interest, Mark G. Clark, a 6% undivided interest and Jeffrey A. Smith, a 6% undivided interest**, hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 3 on the Revised Plan of Lenox Square of record in Book 5210, page 282, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the easterly margin of Shute Lane, said point being approximately 775.16 feet north of the right-of-way return monument lying on the easterly margin of Shute Lane at its intersection with U.S. Highway 70 (Lebanon Road); thence continuing along the easterly margin of Shute Lane, N 04 degrees 38 minutes 10 seconds E a distance of 160.00 feet to a point; thence leaving Shute Lane, N 88 degrees 17 minutes 08 seconds E a distance of 517.25 feet to a point; thence S 00 degrees 06 minutes 08 seconds W a distance of 30.02 feet to a point; thence N 89 degrees 53 minutes 52 seconds W a distance of 40.00 feet to a point; thence S 00 degrees 06 minutes 08 seconds W a distance of 148.75 feet to a point in the northerly margin of a 30 foot wide joint access easement between Lot No. 3 and Lot No. 2 on the said Revised Plan of Lenox Square; thence N 89 degrees 33 minutes 44 seconds W a distance of 489.64 feet to the point of beginning, containing approximately 82,615 square feet or 1.87 acres, more or less.

BEING the same property conveyed to Larry W. Powell by Quitclaim deed from Larry Powell Builders, Inc., a Tennessee Corporation, dated October 14, 1999, and recorded in Book 11708, page 131, said Register's Office.

The above described property is commercial and not the residence of the grantor.

THIS conveyance is subject to restrictive covenants filed in Book 5611, page 255 and Book 7442, page 520, said Register's Office; all matters as shown on the recorded plat and all applicable local government planning, building and zoning regulations.

This is improved property known as: 625 and 627 Shute Lane, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whosoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 11th day of March, 2005.

Larry W. Powell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of March, 2005, before me personally appeared, Larry W. Powell, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal.

OLLIE MAI PARSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

Notary Public

My Commission Expires:

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STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $1,450,000.00.

Affiant

Sworn to and subscribed before me
this 11th day of March, 2005.

Notary Public
My Commission Expires:

OLLIE MAI PARSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006