Davidson County DEEDQC
Recvd: 04/14/05 10:40 2 pgs
Fees:12.00 Taxes:0.00
20050414-0041629

This instrument prepared by:
DAVID J. WAYNICK, Attorney at Law
211 Donelson Pike, Suite 2
Nashville, TN 37214
(615) 885-5707

ADDRESS OF NEW OWNER:
Binkley Family, LLC
P.O. Box 145
Hermitage, TN 37076

SEND TAX BILL TO:
To New Owner

MAP **86**
GROUP
PARCELS **184 -&- 221**

THIS INSTRUMENT PREPARED BY INFORMATION FURNISHED SOLELY BY THE PARTIES HERETO WITH NO TITLE SEARCH PERFORMED.

QUITCLAIM DEED

We, **ODELL BINKLEY, JR. and wife, MARY EVELYN BINKLEY**, by these presents do hereby quitclaim, grant and convey unto **BINKLEY FAMILY, LLC**, its successors and assigns, all of my right, title and interest in the following described tract of land in **DAVIDSON COUNTY, TENNESSEE**, to wit:

Being Lot No. 2 on the Plan of the Resubdivision of Hermitage Industrial Park, Section Two, of record in Book 4660, page 114, Register's Office for said County, to which reference is hereby made for a more complete and detailed description thereof.

Being the same property conveyed to Odell Binkley, Jr. and wife, Mary Evelyn Binkley from Textile Converters, Inc., a Tennessee corporation, of record in Book 8707, page 474, Register's Office for Davidson County, Tennessee.

The above-described is conveyed subject to the following:
(1) The 1992 land taxes, which the Grantor and the Grantee have agreed to prorate, when they become due and payable. The Grantor paying for 8 months and the Grantee paying for 4 months.
(2) Matters that appear on the Plan of record in Plat Book 4660, page 114, Register's Office for said County.
(3) Rights of Reemay, Inc. under 2 unrecorded Lease Agreements.

This improved property known as 3519 & 3531 Hermitage Industrial Drive; Hermitage, TN 37076

GRANTOR MAKES NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, AS TO THE EXACT AMOUNT OF ACREAGE OR SQUARE FOOTAGE IN THE PROPERTY, OR AS TO THE OWNERSHIP OF THE MINERALS LOCATED ON, UNDER OR WITHIN THE PROPERTY. GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, WITH RESPECT TO THE CONDITION OF THE PROPERTY CONVEYED HEREBY, INCLUDING IMPROVEMENTS LOCATED THEREON, INCLUDING, WITHOUT LIMITATION, THE HABITABILITY, CONDITION OR FITNESS THEREOF FOR ANY PARTICULAR USE OR PURPOSE. GRANTEE AGREES THAT THE PROPERTY CONVEYED HEREBY, INCLUDING IMPROVEMENTS LOCATED THEREON,

IS CONVEYED BY GRANTOR AND ACCEPTED BY GRANTEE IN AN "AS IS, WHERE IS" AND "WITH ALL FAULTS" CONDITION. THIS CONVEYANCE IS MADE EXPRESSLY SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN FORMER DEEDS AND OTHER INSTRUMENTS OF RECORD APPLICABLE TO SAID PROPERTY, INSOFAR AS SAME ARE PRESENTLY BINDING THEREON, AND TO ANY EASEMENTS APPARENT FROM AN INSPECTION OF SAID PROPERTY.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 7th day of April 2005

Notary Public
My commission expires:

CHRISTIE J. LANNOM NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.
My Commission Expires June 26, 2005

IN WITNESS WHEREOF we have hereunto set our hands on this the 7th day of April 2005.

ODELL BINKLEY, JR., Grantor

MARY EVELYN BINKLEY, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Odell Binkley, Jr. and Mary Evelyn Binkley, the Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Quitclaim Deed for the purposes therein contained.

Subscribed and sworn to before me this 7th day of April 2005.

Notary Public
My commission expires:

CHRISTIE J. LANNOM NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.
My Commission Expires June 26, 2005