THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney-at-Law
303 Frances Street, P.O. Box 904
Goodlettsville, Tennessee 37070-0904

Davidson County DEEDQC
Recvd: 05/19/05 13:54 2 pgs
Fees:12.00 Taxes:0.00
20050519-0056703

Quitclaim Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
H. L. Binkley et ux 2171 Union Hill Road Goodlettsville, TN 37072	Same as New Owner	Map 16 Parcel p/o 60

THIS QUITCLAIM DEED, is made and entered into on the day and date last acknowledged below, by and between H. L. BINKLEY and wife, MARTHA C. BINKLEY, hereinafter referred to as the "GRANTORS", and HUGH L. BINKLEY and wife, MARTHA C. BINKLEY, hereinafter referred to as the "GRANTEES";

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, H.L. BINKLEY and wife, MARTHA C. BINKLEY, the GRANTORS, have this day bargained, sold and quitclaimed unto HUGH L. BINKLEY and wife, MARTHA C. BINKLEY, the GRANTEES, their heirs or assigns, all of the GRANTORS' right, title and interest in certain real property in Davidson County, Tennessee, described as follows, to-wit:

A certain tract or parcel of land in the Third Councilmanic District of Davidson County, Tennessee described as follows, to wit:

BEGINNING at a railroad spike (old), in the centerline of Union Hill Road that is in the easterly property line of Lot 4 as shown on the Boundary Survey of S. E. Binkley Property by Parrish Ragan, Job Number 69-415, dated revised June 24, 1977; thence, from the point of beginning and leaving the centerline of Union Hill Road and with the westerly property line of The Shelby H. Spencer Revocable Living Trust, as of record by Instrument No. 20030128-0011396, R.O.D.C, Tennessee, South 12 deg. 51 min. 05 sec. West, 158.41 feet, to a point 2.00 feet West of a witness point; continuing with said The Shelby H. Spencer Revocable Living Trust, South 82 deg. 06 min. 14 sec. East, 525.47 feet to a wooden fence post (old); continuing with said The Shelby H. Spencer Living Trust, South 27 deg. 30 min. 14 sec. West, 1247.59 feet to a 7-inch by 9-inch Timber Post (old); leaving The Shelby H. Spencer Revocable Living Trust, and with the northerly property line of the Ronald Ray Lanier property as of record in Deed Book 9012, Page 82, R.O.D.C., Tennessee, North 82 deg. 29 min. 58 sec. West, 375.14 feet to a 3/4 inch iron rod (old) with no cap; leaving said Ronald Ray Lanier property and severing this tract making a new line, North 04 deg. 25 min. 57 sec. West, 1384.86 feet to a railroad spike (old) in the centerline of Union Hill Road; with said centerline and with a 947.51-foot radius curve to the left, for an arc length of 382.90 feet, an interior angle of 23 deg. 09 min. 14 sec. And a chord bearing and distance of South 76 deg. 40 min. 11 sec. East, 380.30 feet to a P.K. Nail (new); continuing with said centerline, South 87 deg. 28 min. 50 sec. East, 200.00 feet to the Point of Beginning and containing 918,684 square feet or 21.090 acres, more or less.

BEING a part of the same properties conveyed to H.L. Binkley a/k/a Hugh L. Binkley and wife, Martha C. Binkley by deeds of record in Book 2803, Page 283 and Book 5643, Page 465, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may effect the premises.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands this the 18 day of May, 2005.

H.L. BINKLEY a/k/a HUGH L. BINKLEY

MARTHA C. BINKLEY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, H.L. BINKLEY a/k/a HUGH L. BINKLEY and wife, MARTHA C. BINKLEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 18th day of May, 2005.

HOMER R. AYERS
Notary Public At Large
Exp. 8/20/2005
STATE OF TENNESSEE

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is NONE.

AFFIANT

Sworn to and subscribed before me this the 18th day of May, 2005.

NOTARY PUBLIC

HOMER R. AYERS
Notary Public At Large
Exp. 8/20/2005
STATE OF TENNESSEE