WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/05/05 08:22 2 pgs
Fees:13.00 Taxes:1850.00
20050805-0092131

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$600,000.00~~ $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Shaar	SAME	MAP 71-05 PAR. 26
(NAME)	(NAME)	
302 Rolling Mill Rd.		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **CHARLES E. BINKLEY AND WIFE, DOROTHY BINKLEY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM SHAAR AND WALID AL-NIMRI**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the 2nd Council Manic District of Nashville, Davidson County, Tennessee, being part of the lands conveyed in Deed Book 4536, Page 785, and Deed Book 7878, Page 597, Register's Office for said county and more particularly described according to a survey by John D. McCormick, dated August 16, 1989, to wit: BEGINNING at the southwest intersection of Whites' Creek Pike and Trinity Lane; thence along said Whites' Creek Pike S 39 deg. 52' E, 118.6 feet to the northerly right of way of Old Young's Lane; thence along said Old Young's Lane S 59 deg. 42' 57'' W, 214.28 feet; thence leaving Old Young's Lane N 21 deg. 34' 43'' W, 139.33 feet to said Trinity Lane; thence with said Trinity Lane, along a curve to the left having a radius of 1121 feet, a distance of 184.84 feet to the point of beginning.

INCLUDED in the above described property but EXPRESSLY EXCLUDED THEREFROM is that certain property having been vested in The Metropolitan Government of Nashville and Davidson County by Agreed Final Order of record in Instrument No. 20010716-0075067, Register' s Office for Davidson County, Tennessee.

Being the same property conveyed to Charles E. Binkley and wife, Dorothy Binkley by deeds of record in Book 4536, page 785, and Book 7878, page 597, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is improved property, known as 600 West Trinity Lane, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 whomsoever. 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 1st day of August, 2005.

Charles E. Binkley

Dorothy Binkley

STATE OF TENNESSEE

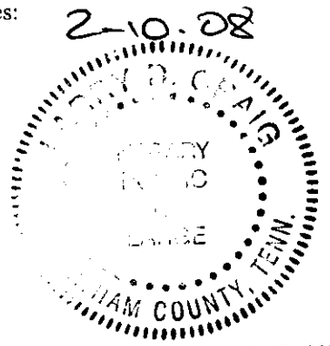
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, Charles E. Binkley, and wife, Dorothy Binkley the within named bargainor(s), with whom I am personally acquainted or proved to be 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: 8/1/2005.

Commission expires: 2-10-08

Notary Public



My Commission Expires FEB. 10, 2008