LL# 7996

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ WILSON
The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Janice Singleton
Affiant

Subscribed and sworn to before me, this 17th day of November, 2006.

Theresa J. Wigginton
Notary Public
My commission expires: 3.14.09

THERESA J. WIGGINGTON STATE OF TENNESSEE NOTARY WILSON COUNTY

05-0610-63221

Address of New Owner:	Send Tax Bills to:	Tax Information
Odell Binkley 4054 Andrew Jackson Parkway Hermitage TN 37076	(Same)	086-00-0 060.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Randal Keith Toler and Samuel Thomas Ledbetter, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Odell Binkley, Jr., hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

SEE ATTACHED EXHIBIT A

Being the same property conveyed to Randal Keith Toler and Samuel Thomas Ledbetter by deed from Richard Haden, dated 4/4/97, recorded 4/4/97, of record in Book 10425, Page 165, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4054 Andrew Jackson Parkway, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 11/22/06 14:16 4 pgs
Fees:23.00 Taxes:925.00
20061122-0145385

WITNESS my hand this 17th day of November, 2006.

Randal Keith Toler

Randal Keith Toler

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Randal Keith Toler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 17th day of November, 2006.



Jennifer L. Wise

State of Tennessee at Large

My Commission expires 05/03/2010

WITNESS my hand this 16 day of November, 2006.

Samuel Thomas Ledbetter

STATE OF SOUTH CAROLINA
COUNTY OF Charleston

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Samuel Thomas Ledbetter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Charleston, SC, this 16 day of November, 2006.

Notary Public

My Commission expires 3.21.2016

ROBERT L. DEZERN
COMM. EXP.
NOTARY
PUBLIC
MARCH 21, 2016
SOUTH CAROLINA

Exhibit "A"

Land in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 2 on the Plat of Sullivan Commercial Center, Section 2, as of record in Book 4595, page 58, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of Old Hickory Boulevard, said point being 564.09 feet from the right-of-way of Old Lebanon Dirt Road; thence with the margin of Old Hickory Boulevard, south 5 degrees 34 minutes 58 seconds west 50.01 feet; thence south 3 degrees 36 minutes 47 seconds west 50.01 feet to a point; thence leaving the margin of Old Hickory Boulevard, north 86 degrees 40 minutes 56 seconds west 239.38 feet to a concrete monument in the southeasterly margin of Chandler Road; thence with the margin of said road, north 23 degrees 58 minutes 29 seconds east 106.84 feet to a concrete monument; thence leaving the margin of said road, south 86 degrees 40 minutes 56 seconds east 203.95 feet to a point of beginning.

Included in the above description but specifically excluded therefrom is a tract of land vested in The Metrolpolitan Government of Nashville Davidson County by Final Order of record in Book 9712, page 731, Register's Office for Davidson County, Tennessee, described as follows:

From the point of beginning, said point being on the east right of way of Chandler Road, further described as being located on the property line at the northwest corner of the property of Lloyd T. Ledsinger and the southwest corner of the property of South Nashville Associates. Thence N 27 deg. 10' 17" E for 106.64 feet to a point; thence S 83 deg. 11' 32" E for 4.05 feet to a point; thence S 27 deg. 15' 12" W for 106.70 feet to a point; thence N 83 deg. 11' 32" W for 3.89 feet to the point of beginning, containing 396.86 square feet.

S.O.T. Book 10425 Pg 165