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WARRANTY DEED

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN. NO EXAMINATION OF THE PUBLIC RECORDS IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY HAS BEEN MADE TO DETERMINE THE STATUS OF OWNERSHIP OR STATUS OF TITLE.

NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

Charles Binkley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF March 2007

Mary Bracknight
Notary Public

MY COMMISSION EXPIRES: 11/24/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Binkley (NAME)	Same (NAME)	M/P 81.02-177.00
P.O. Box 548 (ADDRESS)	(ADDRESS)	M/P 81.01-87.00
Joelton, TN 37080 (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, Eatherly Family Holdings

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Binkley

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:

TRACT I:
LAND in Davidson County, Tennessee, being part of Tract 9 on the Map of the G.W. Ankenbauer Estates, as divided in the Chancery Court under Rule 65611 and described according to a survey thereof made August 16, 1961, by Wm. Collier Parrish Associates, Civil Engineers, as follows:

BEGINNING at an iron stake in the southwesterly margin of Clarksville Highway, being U.S. 41 W, said stake being 350 feet northwesterly from the westerly margin of 28th Avenue North; thence South 34 deg. 10' West 200 feet to an iron stake; thence North 55 deg. 50' West 150 feet to a point; thence North 34 deg. 10' East 200 feet to a point in the margin of said Clarksville Highway; thence with the margin of the same, South 55 deg. 50' East 150 feet to an iron stake at the point of beginning.

Included in the above but Excluded therefrom is that portion thereof described in the deed from Reese L. Smith, Jr., and Karl E. Haury to James A. Lewis, et al of record in Book 5040, page 486, said Register's Office.

Also included in the above but Excluded therefrom is that portion, thereof condemned by The Metropolitan Government of Nashville and Davidson County, Tennessee for the widening of Clarksville Highway as described in the Order of

CONTINUED

unimproved (X)
This is improved ( ) property, known as 2823-2829 Clarksville Pike, Nashville, TN 37218
(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 my hand this 22nd day of March 2007

Eatherly Family Holdings
By: Robert Lee Eatherly
Robert L. Eatherly, Managing Partner

Davidson County DEEDWARR
Recvd: 03/28/07 12:55 3 pg
Fees:18.00 Taxes:74.00

20070328-0037100

LEGAL DESCRIPTION CONTINUATION

record in Book 5015, page 668, said Register's Office.

BEING the same property conveyed to Eatherly Family Holding, her one-half undivided interest by Quitclaim Deed from Barbara L. Eatherly of record in Book 11428, page 809, Register's Office for Davidson County, TN Also being the same property conveyed to Barbara Lee Eatherly and Charles Binkley by Quitclaim Deed from Reese L. Smith, III et al of record in Book 10258, page 147 and conveyed by Warranty Deed from Karl E. Haury of record in Book 10258, page 151, Register's Office for Davidson County, TN

TRACT II:
LAND in Davidson County, Tennessee, being part of Tract 9 on the Map of G.W. Ankenbauer Estate as divided in Chancery Court under Rule No. 65-611 and described by a survey made by George Anton, Engineer, dated March 15, 1978 as follows:

BEGINNING at an iron pin located in the western margin of Clarksville Highway and also being located 500 feet north of the western right-of-way margin of 28th Avenue North; thence leaving said right-of-way South 34° 10' West, 176.5 feet to an iron pin; thence North 55° 50' West, 250.57 feet to an iron pin; thence North 34° 10' East, 188.5 feet to the western right-of-way margin of Clarksville Highway; thence with said right-of-way South 55° 50' East, 225.57 feet to an iron pin; thence South34° 10' West, 12 feet to an iron pin; thence South 55° 50' East, 25 feet to the point of beginning, said tract containing 1.077 acres more or less.

BEING the same property conveyed to Eatherly Family Holdings, her one-half undivided interest by Quitclaim Deed from Barbara L. Eatherly of record in Book 11428, page 807, Register's Office for Davidson County, TN Also being the same property conveyed to Barbara Lee Eatherly and Charles Binkley, as tenants in common by Special Warranty Deed of record in Book 10172, page 682, Register's Office for Davidson County, TN

Included in this conveyance is an easement to the present and future of the thirteen (13) acre Tract West of this property; Grantors reserve the right to construct the sewer line across the rear of said property and must have a permanent easement dedicated for same as required by Metropolitan Davidson County, at any time desired.

Property descriptions same as in previous deeds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Robert L. Eatherly, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged to me that he is Managing Partner of Eatherly Family Holdings, and that he, being authorized so to do, executed the within instrument for the purposes therein contained on behalf of Eatherly Family Holdings, by signing his name as Managing Partner of Eatherly Family Holdings.

Witness my hand and official seal at office at Goodlettsville, Tennessee, on this the 22nd day of March, 2007.

Mary Birthright
Notary Public

My Commission Expires:
11/24/07

MARY BIRTHRIGHT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007