Davidson County DEEDWARR
Recvd: 10/17/07 14:43 2 pgs
Fees:13.00 Taxes:1202.50

20071017-0123333

THIS INSTRUMENT PREPARED BY: ALLEN D. LENTZ **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $325,000.00. Affiant Subscribed and sworn to before me, this 16th day of October, 2007. Notary Public My Commission Expires:

Address New Owner As Follows: The Richard H. Watts Family Limited Partnership 303 Beacon Hill Mt. Juliet, TN 37122	Send Tax Bills To: OWNER	Map-Parcel Number: 034 06 0 030.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARGIE H. BINKLEY, MARRIED** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **THE RICHARD H. WATTS FAMILY LIMITED PARTNERSHIP, a Tennessee limited partnership**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being a parcel of land lying in and being bounded on the South by Edgefield Junction Road (Myatt Drive); on the West by Lafayette Boaz, Sr., and Rivergate Surgical Associates; on the North by Carlyle Apple and Hubert Baker; on the East by Homer Tomlinson and being more particularly described as follows:

Beginning at a point in the North right-of-way line of Edgefield Junction Road (Myatt Drive), said point being a corner common with Lafayette Boaz, Sr. and being located easterly 891 feet, more or less, from the east right-of-way return of Spring Branch Road; thence, with Boaz and Rivergate Surgical Associates, North 73 deg 33 min 41 sec East 384.23 feet to a point, a corner common with Rivergate Surgical Associates in the south line of Carlyle Apple and Hubert Baker; thence. with Apple and Baker, South 55 deg 52 min 00 sec East, 183.02 feet to a point, a corner common with Homer Tomlinson in the south line of Apple and Baker; thence, with Tomlinson, South 73 deg, 33 min 41 sec West, 447.91 feet to a point, a corner common with Tomlinson in the north right-of-way of Edgefield Junction Road (Myatt Drive); thence with the north right-of-way of Edgefield Junction on a curve to the left, the radius of which is 890.00 feet, the central angle of which is 09 deg 43 min 16 sec, the chord of which is North 36 deg 49 min 51 sec West, 150.82 feet, along the curve distance of 151.00 feet to a point of beginning, containing 58,497 square feet (1.343) acres more or less.

Being the same property conveyed to Margie H. Binkley by Quitclaim Deed from Richard C. Binkley and wife, Margie H. Binkley of record in Instrument No. 20050627-0073457, Register's Office for Davidson County, Tennessee; further being the same property conveyed to Richard C. Binkley and wife, Margie H. Binkley by Warranty Deed from ABG Properties, a Tennessee corporation of record in Instrument No. 20030717-0100356, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2008 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

This is unimproved property known as 1.343 acres, Myatt Drive, Madison, TN 37115.

The subject property is not the usual place of residence of the Grantor or her spouse.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 16th day of October, 2007.

Margie H. Binkley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margie H. Binkley, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of October, 2007.

Notary Public

KELLYE BIGGS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires 7/19/2008 DAVIDSON COUNTY

My Commission Expires: _____

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