Davidson County DEEDWARR
Recvd: 06/09/08 14:23 6 pgs
Fees:33.00 Taxes:2590.00

20080609-0059202

Prepared By:
NEAL & HARWELL, PLC
150 Fourth Avenue, North
Suite 2000
Nashville, Tennessee 37219
(615) 244-1713

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Central Pike Investors, LLC 5716 Hickory Plaza Drive Suite 400 Nashville, TN 37211	Same	086-00-0-138.00 086-00-0-139.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, Odell Binkley, and wife, Mary Evelyn Binkley, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Central Pike Investors, LLC, the GRANTEE herein, its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT A

The improved property is known as 3786 Central Pike, Hermitage, Tennessee and the unimproved property is known as 0 Central Pike, Hermitage, Tennessee.

TO HAVE and to HOLD the said tract of land, with the appurtenances,

estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever.

GRANTORS covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, that they have good right to convey it and the same is unencumbered except for the following:

SEE ATTACHED EXHIBIT B

GRANTORS further covenant and bind themselves, their heirs, and representatives to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 9th day of June, 2008.

Odell Binkley

Mary Evelyn Binkley

NOTARIAL ACKNOWLEDGMENTS FOLLOW

ACKNOWLEDGMENTS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Odell Binkley, the within named bargainor, 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 seal, at office in Nashville, Tennessee, this the 9th day of June, 2008.

Lisa K. Brian
Notary Public

My Commission Expires: 5/23/2009

LISA K. BRIAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $700,000.00.

Odell Binkley
Affiant

Sworn to and subscribed before me this 9th day of June, 2008.

Lisa K. Brian
Notary Public

My Commission Expires: 5/23/2009

LISA K. BRIAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT A

Tract 1 – Map Parcel 086-00-0-138.00

A certain tract or parcel of land in Davidson County, State of Tennessee, as follows: Beginning in the center of Central Pike with the intersection of the center of Stewarts Ferry Road and running with the center of Stewarts Ferry Road in a southerly direction 188 feet to a spike in the center of the said Road; thence westerly along an avenue leading to the Chandler Grave Yard, 205 feet to a post in the edge of a branch; thence in a northern direction down the branch 245-1/2 feet to the center of the Central Pike; thence eastward along the center of said Pike, 216 feet to the beginning of said tract or parcel of land.

Being the same property conveyed to Odell Binkley by Deed of record at Instrument No. 20040730-0091792, Registers Office for Davidson County, Tennessee.

Tract 2 – Map Parcel 086-00-0-139.00

Land in the 4th Civil District of Davidson County, Tennessee, being parts of Lots Nos. 2 and 3 on the Plan of Land of Mrs. Frances A. Chandler, not of record, described according to a survey made by Stephen A. Draper, Surveyor, November 1, 1952, as follows:

Beginning in the center of Central Pike at the northwest corner of Tract No. 2 conveyed to Horace T. Wright by deed from B. F. Wright, of record in Book 774, Page 33, Register's Office of said County; thence with the westerly line of said Horace T. Wright's property south 3 degrees, 04' west with the center of a ditch, across the graveyard right-of-way to the center of another ditch 309 feet from the beginning and being 42 feet more or less, south of said graveyard right-of-way; thence with the center of the last mentioned ditch south 80 degrees, 30' west 178.4 feet; thence north 6 degrees east 85 feet, more or less, to the southerly margin of said graveyard right-of-way; thence in the same direction across said graveyard right-of-way 16 feet to the present corner of the property owned by Robert H. Meade and wife, of record in Book 1716, page 269, R.O.D.C.; thence in the same direction, running with the present fence line, 424.2 feet, more or less, to the center of Central Pike; thence with the center line of Central Pike south 31 degrees, 24' east 139.5 feet, south 40 degrees, 24' east 56.5 feet, and south 55 degrees, 13' east 33.5 feet to the beginning.

Being the same property conveyed to Odell Binkley by Deed of record at Instrument No. 20031229-0183012, Register's Office for Davidson County, Tennessee.

LESS AND EXCEPT that property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee as a right of way dedication by instrument recorded as Instrument No. 20061012-0126650.

EXHIBIT B
PERMITTED ENCUMBRANCES

Taxes for the year 2008, a lien, which are not yet due and payable. Tax Parcel Nos. 86/138 and 86/1 39.

Subject to ingress and egress to the cemetery as referenced in Book 7811, page 451 and Book 2105, page 129. (Tract 2)

Easement(s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded at Instrument No. 2006101 2-0126650. (Tract 1)

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps, and Appurtenances to Metropolitan Government as of record at Instrument No. 20061019-0129741. (Tracts 1 and 2)