WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $100,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 9TH DAY OF DECEMBER, 2009.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 09-02992 STONER CR

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Stoner Creek	Stone Creek	08600033900
Central Pike	3538 Central Pike Ste	205
Hermitage, TN 37076	Hermitage, TN 37076	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ODELL BINKLEY JR. Married

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

STONER CREEK A TN GENERAL PARTNERSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is unimproved property known as Central Pike, 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 Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors 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 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 on the 9th day of December, 2009.

Odell Binkley Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, ODELL BINKLEY JR., the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 9th day of December, 2009.

Notary Public

My Commission Expires:

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

BILL GARRETT, Davidson County
Trans:T20090084367 DEEDWARR
Recvd: 12/15/09 09:17 2 pgs
Fees:13.00 Taxes:370.00

20091215-0114090

EXHIBIT A - LEGAL DESCRIPTION

BEING A TRACT OR PARCEL OF LAND LYING IN DAVIDSON COUNTY, TENNESSEE AND BEING THE SOUTHERN PORTION OF A 5.42 ACRE TRACT AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD IN THE R.O.W. OF THE SEABOARD SYSTEMS RAILROAD AND BEING SOUTH ALONG SAID R.O.W. A DISTANCE OF 725.00 FEET FROM THE SOUTH R.O.W. OF CENTRAL PIKE (AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT) THENCE; LEAVING SAID RAILROAD, S 66° 12' 33" E 230 FEET TO AN IRON ROD; THENCE S 20° 26' 40" W 364.77 FEET TO AN IRON ROD; THENCE N 70° 56' 38" W 230 FEET TO AN IRON ROD IN THE R.O.W. OF SAID RAILROAD; THENCE WITH SAID R.O.W. N 19° 03' 22" E 151 FEET TO AN IRON ROD; THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 2817.03 FEET FOR A DISTANCE OF 232.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.0 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO ODELL BINKLEY, JR. BY QUITCLAIM DEED FROM STONER CREEK, LLC, RECORDED MARCH 5, 1997 IN BOOK 10370, PAGE 216, IN THE REGISTER'S OFFICE, DAVIDSON C OUNTY, TENNESSEE.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2009 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Lack of access to Central Pike.