Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20110027644 DEEDWARR
Recvd: 05/09/11 14:51 2 pgs
Fees:13.00 Taxes:1091.50
20110509-0035585

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $295,000.00

Affiant

Subscribed and sworn to before me, this 5th day of May, 2011.

Notary Public
My commission expires: 6-30-2014

03-1103-37012

Address of New Owner:	Send Tax Bills to:	Tax Information
Odell Binkley, Jr. P.O.Box 145 Hermitage, TN 37076	NEW OWNER	86-00-0-0231.00

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, John J. Kruse, unmarried, 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:

Land in Davidson County, Tennessee, and being Commercial Tract No. 4 of the Sullivan Commercial Center, according to a survey by Cummings and Cummings, Surveyors, as follows:

Said Commercial Tract No. 4 begins at an iron pin 740.09 feet south of the right-of-way of Old Lebanon Dirt Road, on the West margin of Old Hickory Boulevard, thence with Old Hickory Boulevard, around a curve having a radius of 2879.43 feet a distance of 181.70 feet to an iron pin; thence N 73° 50' 53" W a distance of 328.97 feet to an iron pin in the east margin of Chandler Road; thence with Chandler Road N 23° 37' 21" E 107.10 feet to an iron pin; thence leaving the east margin of Chandler Road, S 88° 19' 55" E a distance of 272.86 feet to an iron pin in the west margin of Old Hickory Boulevard, the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED from this conveyance is that portion of the property conveyed out by deed of record in Book 8493, Page 476, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John J. Kruse by deed from Michael R. Harmon and wife, Cheryl L. Harmon dated September 14, 2005, recorded September 19, 2005 in Instrument No. 20050919-0112438, rerecorded in Instrument No. 20051012-0122680, 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 unimproved property known as 4044 Andrew Jackson Way, 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.

WITNESS my hand this 5th day of May, 2011.

John J. Kruse

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Nashville, TN, this 5th day of May, 2011.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/11/13

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013