Shute lane

This Instrument Prepared by:
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BILL GARRETT, Davidson County
Trans:T20110041713 DEEDQC
Recvd: 07/12/11 08:50 3 pgs
Fees:17.00 Taxes:0.00
20110712-0053100

This firm did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Binkley Family Investments, L.P. 3530 Central Pike Hermitage, TN 37076	Same	64-15 7

FOR AND IN CONSIDERATION of $0.00 and other good and valuable consideration, **JERRY BOWERS,** by these presents do hereby quitclaim and convey unto **BINKLEY FAMILY INVESTMENTS, L.P.,** and its heirs, successors and assigns, all my right, title and interest in and to the following described tract of land in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No.3 on the Revised Plan of Lenox Square ofrecord in Book 5210, page 282, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the easterly margin of Sbute Lane, said point being approximately 775.16 feet north of the right-of-way return monument lying on the easterly margin of Shute Lane at its intersection with U.S. Highway 70 (Lebanon Road); thence continuing along the easterly margin of Shute Lane, N 04 degrees 38 minutes 10 seconds E a distance of 160.00 feet to a point; thence leaving Shute Lane, N 88 degrees 17 minutes 08 seconds E a distance of 517.25 feet to a point; thence S 00 degrees 06 minutes 08 seconds W a distance of 30.02 feet to a point; thence N 89 degrees 53 minutes 52 seconds W a distance of 40.00 feet to a point; thence S 00 degrees 06 minutes 08 seconds W a distance of 148.75 feet to a point in the northerly margin of a 30 foot wide joint access easement between Lot No.3 and Lot No.2 on the said Revised Plan of Lenox Square; thence N 89 degrees 33 minutes 44 seconds W a distance of 489.64 feet to the point of beginning, containing approximately 82,615 square feet or 1.87 acres, more or less.

The above described property is commercial and not the residence of the grantor.

THIS conveyance is subject to restrictive covenants filed in Book 5611, page 255 and Book 7442, page 520, said Register's Office; all matters as shown on the recorded plat and all applicable local government planning, building and zoning regulations.

Being the same property conveyed to Jerry Bowers, Odell Binkley, Jr., Mary Evelyn Binkley, Odell Regg Binkley, Jeffrey A. Smith and Mark G. Clark, by warranty deed from Larry W. Powell, a married man, of record in Instrument No. 20050317-0029719, said Register's Office.

This being real property commonly known as 625 and 627 Shute Lane, Hermitage, TN 37076.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 15 day of JUNE, 2011.

JERRY BOWERS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, JERRY BOWERS, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15 day of JUNE, 2011.

Seal

JONATHAN R. BRYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC AT LARGE
My Commission Expires: 7/21/2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $0.00.

AFFIANT

Sworn to and subscribed before me this
15 day of JUNE, 2011.

NOTARY PUBLIC AT LARGE
My Commission Expires: 7/01/2013

JONATHAN R. BRYANT
Seal
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY