This Instrument Prepared By:
Brokers Escrow Services, Inc.
200 Nashboro Blvd., P. O. BOX 17116
Nashville, Tennessee 37217

Recording Info:

Davidson County DEEDWARRSP
Recvd: 10/01/12 12:21 3 pgs
Fees:18.00 Taxes:11285.00
20121001-0089146

ADDRESS NEW OWNER:
2156 Associates, Joint Venture
109 Murphy Court
Nashville, TN 37203

SEND TAX BILL TO:
Owner

MORTGAGEE:
Pinnacle Bank
150 Third Avenue S., Ste 900
Nashville, TN 37201

PARCEL ID **085000204.00**

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Binkley Family Investments, L.P.** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **2156 Associates, Joint Venture, a Tennessee General Partnership**, hereinafter called the GRANTEE, it's representatives and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Formerly described as:

Land in Davidson County, Tennessee, known as Tract No. III, of MS-COT, as more fully described in Instrument No. 20000929-0096516, Register's Office for Davidson County, Tennessee.
Beginning at a point N 70 deg. 13' 48" W, 51.46 feet to an iron pin located in the westerly margin of the L & N Railroad, which marks the northeasterly corner of Tract I;
Thence S 33 deg. 28' 21" W, 948.69 feet;
Thence N 49 deg. 03' 44" W, 650.25 feet;
Thence N 72 deg. 18' 38" E, 63.17 feet;
Thence S 14 deg. 37' 33" W, 15.72 feet;
Thence N 78 deg. 44' 09" E, 127.25 feet;
Thence N 78 deg. 44' 06" E, 314.84 feet;
Thence N 22 deg. 53' 06" E, 99.91 feet;
Thence S 74 deg. 45' 26" E, 110.25 feet;
Thence S 70 deg. 13' 45" E, 198.68 feet to the point of beginning, containing 5.25 acres, more or less.
INCLUDED in the above but expressly excluded therefrom is property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20090713-0065234, Register's Office for Davidson County, Tennessee.

HAVING SINCE BEEN SURVEYED BY DALE & ASSOCIATES, ERNEST MEDLIN, RLS#283, ALTA/ACSM LAND TITLE SURVEY, DATED SEPTEMBER 19, 2012, TITLED "CENTRAL PIKE SELF STORAGE" AND NOW DESCRIBED AS FOLLOWS:

NEW PROPERTY DESCRIPTION

A certain real property lying and being situated in the County of Davidson, State of Tennessee, as described as follows:
Land lying in the City of Hermitage, 14th Council District of Davidson County, Tennessee. Being described as a parcel of land Being bounded on the north by Central Pike on the west by Lebanon Pike & Ryan Strickland in instrument number 20110310-0019176, Register's Office for Davidson County, Tennessee, on the south and east by Binkley Family investments, L.P., in instrument number 20110512-0036579, Register's Office for Davidson County, Tennessee, and more particularly described as follows,:
Commencing at a concrete highway monument in the southwesterly margin of the intersection of Central Pike and Lebanon Pike, being the northerly corner of Ryan Strickland property in instrument number 20110310-0019176, Register's Office for Davidson County, Tennessee, Thence, S 67° 33'57" E, a distance of 75.10 feet to an iron rod set situated in the southerly margin of said road and said point also being the point of beginning of the herein described tract of land;
Thence, with said margin, S 74°30'26" E, a distance of 110.25 feet to an iron set;
Thence, with said margin, S 69°58'45" E, a distance of 82.25 feet to an iron set;
Thence, with a curve to the left with a Radius of 823.45, Delta angle of 07°53'10", Tangent of 56.76, with a Chord bearing of S 59°04'17" E, a chord distance of 113.25 feet to
Leaving said road along and with the Binkley Family investments, L.P. property, in instrument number 20110512-0036579, Register's Office for Davidson County, Tennessee, continuing with said property the next two calls.
Thence, S 33°43'20" W, a distance of 592.06 feet to an iron set;
Thence, N 48°48'44" W, a distance of 650.25 feet to an iron found, set by E.P. Hall TN RLS# 838 and being the southerly margin of Lebanon Pike;
Thence, with said margin, N 72°33'38" E, a distance of 63.17 feet to an iron found, being the southwesterly corner of the Ryan Strickland property in instrument number 20110310-0019176, Register's Office for Davidson County, Tennessee, continuing with said property the next four calls:

Thence, S 14°22'33" E, a distance of 15.72 feet to an iron set;
Thence, N 78°59'09" E, a distance of 127.25 feet to an iron set;
Thence, N 78°59'06" E, a distance of 314.84 feet to an iron set;
Thence, N 23°08'06" E, a distance of 99.91 feet to the point of beginning and containing 227,437.588 square feet or 5.221 acres of land.

Being the same property conveyed to Binkley Family Investments, L.P., in instrument number 20110616-0046183, in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

Subject to all matters on the Attached Exhibit "A"

This is improved property known as 3510 Central Pike, Nashville, Tennessee 37076.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations and other matters shown on the Alta/ACSM Land Title Survey by Dale & Associates, Ernest Medlin RLS#283, Project #12083, dated September 19, 2012, titled "Central Pike Storage".

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS it's hand this the 28th day of September, 2012.

Binkley Family Investments, L.P.

By: Odell Binkley Jr., General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Odell Binkley, Jr.** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **General Partner** of **Binkley Family Investments, L.P.**, the within named bargainor, and that he with the authority to do so executed the within Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of September, 2012.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN
My Comm. Expires July 7, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $3,050,000.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of September, 2012.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN
My Comm. Expires July 7, 2015

Exhibit "A"

(a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

Taxes and assessments for the year 2012 and subsequent years, not yet due and payable.

Subject to County Real Property Taxes for 2012 in the amount $41,864.09, a lien not yet due and payable.
Map 85, Parcel 204 . If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated 67-5-603 et seq. Any applicable 2012 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

Subject to all covenants, subdivision restrictions, easement and other matter of record said Register's Office.

Subject to all the matters shown on the Alta/ACSM Land Title Survey by Dale & Associates, Ernest Medlin RLS#283, Project #12083, dated September 19, 2012, titled "Central Pike Storage" .

Subject to an easement for Storm Drainage, set forth in an instrument of record in Instrument No. 20071026-0126565, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

Subject to an Inspection and Maintenance Agreement for Private Stormwater Management, set forth in an instrument of record in Instrument No. 20071026-0126535, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

Subject to an Inspection and Maintenance Agreement for Private Stormwater Management, set forth in an instrument of record in Instrument No. 20080604-0056957, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

Subject to a right to flood easement granted United States of America as set forth in Judgment of the United States District Court, Middle Tennessee District, a certified copy of which appears of record in Book 2281, page 177, said Register's Office, in connection with Cheatham Lock and Dam project, being Tracts Nos. S01931-1-E, S-1931-2-3, S-19410103 and S-1942-2-E.

Records in the office of Metropolitan Government Tax Assessor show there was a right-of-way taken in 1974, but no conveyance of record.

Easement for flow of Stones Creek, and that portion of the premises embraced within the high and/or low water mark of Stones River.

Title to that portion of the premises embraced within the bounds of any Indian graves, with all right of ingress and egress thereto.

CERTIFICATION
I , Toni Waynick, , do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Toni Waynick

State of Tennessee;County of Davidson
On this28th day of September, 2012, personally appeared before me, a notary public for this county and state, Toni Waynick, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca R. Waynick

REBECCA R. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN
My Comm. Expires July 7, 2015