FORM NO. WD-1

BOOK 4986 PAGE 710

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65000

R. E. Potter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF November, 19 71

Notary Public

MY COMMISSION EXPIRES: 10-26-70

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Attorneys Title Company Stahlman Building Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Potter Etux (NAME)	Same (NAME)	Map 105-7
4608 Nolensville Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 173
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	15W10885

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Bobby Binkley and wife Mary Frances Binkley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert E. Potter and wife Joyce L. Potter

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

TRACT NO. I: Being the northeast part of Block "B" on the Plan of Merritt- Hagan Land, as of record in Minute Book "N" page 241, County Court Clerk's Office for said County, described as follows:
BEGINNING at the southwest corner of Rains Avenue and a 40 foot street shown on the plan of the Subdivision of Block "A" as of record in Book 421, page 153, Register's Office for said County; thence with the westerly margin of Rains Avenue southerly 80 feet; thence westerly parallel with said street 150 feet to an alley; thence with said alley northerly 80 feet to the southerly margin of said street; thence with the southerly margin of said street easterly 150 feet to the beginning.

TRACT NO. II: Being the north 50 feet of the south 200 feet of the east one-half of Block "B" on the Plan of Merritt Lands, of record in Minute Book "N", County Court Clerk's Office for said County, and described as follows:
BEGINNING on the westerly margin of Rains Avenue 150 feet northerly from the northerly margin of Merritt Avenue; thence with the westerly margin of Rains Avenue, northwardly 50 feet; thence at right angles westwardly 150 feet to the easterly margin of an alley; thence with the easterly margin of said alley, southwardly 50 feet; thence eastwardly 150 feet to the beginning.
Being the same property conveyed to Bobby Binkley and wife Mary Frances Binkley, by deed from Conred V. Hitchcock and John H. Dunn, of record in Book 4822, page 587, Register's Office for said County.

This conveyeance includes all personalty and equipment used in the operation of the restaurant owned by the grantors and located on the above-described property.

This is unimproved ( ) improved (X) property, known as 105 Rains Avenue (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37203 (Postal Zip)

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 and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 21st day of November, 19 71

Bobby Binkley

Mary Frances Binkley

STATE OF TENNESSEE
Davidson County

BOOK 4986 PAGE 711

Personally appeared before me, Robert C. Pritchett Jr., a Notary Public in and for said County and State, the within named Bobby Binkley & Mary Frances Binkley

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of November 19 76

Commission expires 10-29-77

Robert C. Pritchett
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM Bobby Binkley and wife Mary Frances Binkley

TO Robert E. Potter ETUX

D 31361

IDENTIF. REFERENCE

JAN 8 3 18 PM '76

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JAN-8	CONV	65,000.00			
JAN-8	S'TAX		B*	169.0	
JAN-8	PR'FEE		B*	.50	
JAN-8	W'DEED		B*	4.00	* 173.50

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.