THIS INSTRUMENT PREPARED BY: Henry Haile
19th Floor, L&C Twr.
Nashville, Tn.

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dawson H. Wimsatt, Jr. (NAME:)	Hembree's Dairy Queen (NAME:)	119-13
141 Neese Dr.,Apt. K1 (STREET ADDRESS OR ROUTE NUMBER)	3002 Nolensville Road (STREET ADDRESS)	312
Nashville, TN 37211 (CITY) (P. O. ZONE) (STATE)	Nashville, TN 37211 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100---------- ---------- *DOLLARS*
and other good and valuable consideration,

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MARY K. WIMSATT, of Davidson County, Tennessee,

I 4 1 0 6 1

IDENTIFICATION REFERENCE

AUG 8 9 30 AM '84

FEE REGISTER DAVIDSON COUNTY, TN

have bargained and sold, and by these presents do transfer and convey unto the said DAWSON H. WIMSATT, JR., of Davidson County, Tennessee, his *heirs 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, being Lot "B" on an unrecorded plan described according to a survey made by Pete Meyer, Surveyor, dated January 7, 1946, of part of Tract No. 2, Woodbine Courts, formerly the Timmons property, and part of a county quarry lot on the east side of Nolensville Pike and being further described as follows: BEGINNING at a point in the easterly side of Nolensville Pike, 100 feet south of the southerly intersection of East Timmons Avenue, as changed by the County Highway Department; thence at right angles, to the margin of the Nolensville Pike, in an easterly direction, a distance of 160 feet to an iron pin in the westerly margin of a newly formed 20 foot alley; thence with said westerly margin, in a northerly direction; 75.6 feet to an iron pin in the southerly margin of E. Timmons Avenue; thence following curve of the southerly margin of E. Timmons Avenue, as changed, in a westerly direction, a distance of 69.1 feet to an iron pin, the end of the curve; thence continuing in a westerly direction, with the margin of said Avenue, a distance of 67.9 feet to an iron pin, the beginning of a curve; thence following the curve, in a southwesterly direction, a distance of 39.27 feet to an iron pin in the east margin of the Nolensville Pike; thence with the said margin, in a southerly direction, a distance of 75 feet to the point of beginning.

08/06 12:53 CHECK

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $100,000.00

Subscribed and sworn to before me, this the 3 day of August ~~July~~ 19 84

Affiant

My commission expires: My Commission Expires Jan. 19, 1988

(Affix Seal)

Notary Public

HENRY HAILE NOTARY PUBLIC STATE OF TENNESSEE

BEING the same property conveyed to David W. Hembree and wife, Elizabeth R. Hembree from Hubert E. Lawing and wife, Bette K. Lawing, by deed of record in Book 4143, page 712, Register's Office for Davidson County; the said David W. Hembree and wife, Elizabeth R. Hembree, having since died, and the Grantor and Terry Hembree Butts being the only heirs-at-law, and Terry Hembree Butts having conveyed her interest to Grantor by quitclaim deed of record at Book 5548, page 843, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3002 (House Number) Nolensville Rd., (Street) Nashville, TN 37211 (P. O. Address: City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said DAWSON H. WIMSATT, JR. *his heirs and assigns, forever.*

And she dies ~~dx~~ *covenant with the said* DAWSON H. WIMSATT, JR. *that* she is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for Deed of Trust from grantor to John B. Hardcastle, Trustee, of record at Book 5749, page 846, Register's Office for Davidson County, Tennessee.

And MARY K. WIMSATT *do further covenant and bind* her *heirs and representatives, to warrant and forever defend the title to the said land to the said* DAWSON H. WIMSATT, JR. his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 3 *day of* August, 19 84, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Mary K. Wimsatt
MARY K. WIMSATT

~~DAWSON H. WIMSATT, SR.~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority *a Notary Public in and for said County and State, the within named* MARY K. WIMSATT and ~~DAWSON H. WIMSATT, SR.~~ NA

the bargainor, with whom I am personally acquainted, and who acknowledged that ~~she~~ they NA *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 15th *day of* ~~July~~ August, *19* 84.

W. [illegible] *Notary Public.*

Commission Expires My Commission Expires Jan. 19, 1986.

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

the bargainor, with whom I am personally acquainted, and who acknowledged that.....
executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., *this*.....
day of....., *19*.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared*....., *with whom I am personally acquainted, and who, upon oath, acknowledged*.....*self to be*.....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such*....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by*.....*self as*.....

Witness my hand and seal, at office in.....,
this.....*day of*....., *19*.....

.....
Notary Public

Commission Expires.....

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WARRANTY DEED

FROM

MARY K. WIMSATT

TO

DAWSON K. WIMSATT, JR.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6353 PAGE 474

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			100000.00- CAMT.	
			260.00 CSTAX	
			.50 PRFEE	
			12.00 TDEED	
	VD		12.00- TDEED	
			12.00 WDEED	
			CHECK	272.50-
9680A08/06/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 | 0 6 |

IDENT. REFERENCE

AUG 6 9 30 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No.0058545