Mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

BOOK 6501 PAGE 766

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Charles J. Dobbs, d/b/a Dobbs Construction 174 Gatore Dr. Hendersonville, Tn. 37075	Same as new owner	Map 83-5 Parcel 172 19W-18225

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, MRS. GILES COUNTRY KITCHEN OF TENNESSEE, INC., a Tennessee corporation, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto the said CHARLES J. DOBBS, JR. d/b/a DOBBS CONSTRUCTION, hereinafter referred to as the "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain lot or parcel of land identified as Lot 172 of the resubdivision of Tract 2 on the Plan of the Subdivision of the Patrick O'Donnell Lands of record in Plan Book 2, page 37, Chancery Court at Nashville, described according to a survey of Ray G. Cole, Surveyor No. 924, dated January 7, 1985, as follows:

BEGINNING at a point in the southerly margin of Mansfield Avenue, said point being the original northwest corner of Tract 2 of the Subdivision of the Patrick O'Donnell Lands, of record in Plan Book 2, page 37, Chancery Court at Nashville; thence with the southerly margin of Mansfield Avenue, South 83° 58' 32" East 40.00 feet to an iron pin; thence South 6° 44' 47" West 181.05 feet to an iron pin in the northerly margin of a alley; thence with said margin of said alley, North 84° 40' 46" West 40.00 feet to an iron pin; thence North 6° 44' 36" East 181.54 feet to an iron pin, marking the point of beginning and containing 7,250.31 square feet, more or less.

Being a part of the same property conveyed to Mrs. Giles Country Kitchen of Tennessee, Inc., by deed from Jimmy R. Nelson and wife, Janice Nelson, of record in Book 6406, page 456, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever.

And the GRANTOR, does covenant with the said GRANTEE, that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except 1985 State and County taxes, prorated and assumed in full by the Grantee.

And the GRANTOR, does further covenant and bind itself, its successors and representatives to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS its hand on this the 27th day of February, 1985, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

MRS. GILES COUNTRY KITCHEN
OF TENNESSEE, INC.

By: Garland E. Parker
GARLAND PARKER, as
Vice-President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared GARLAND PARKER, with whom I am personally acquainted and who upon oath acknowledged himself to be Vice-President, respectively of MRS. GILES COUNTRY KITCHEN OF TENNESSEE, INC., the within bargainor, a corporation, and that he as such Vice-President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as such Vice-President.

WITNESS my hand and official seal, this the 27th day of February, 1985.

Diane M. Cathey
NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE DIANNE M. CATHEY

My Commission Expires: 1-19-88

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $4,100.00.

Affiant

Sworn to and subscribed before me, this the 27th day of February, 1985.

NOTARY PUBLIC

My Commission Expires: 1-19-88

I.B.6.1.6.4

IDENTIF. REFERENCE

MAR 1 8 52 AM '85

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

4910 03/01 09:16- CHECK

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

RECEIVED OF _____

FOR _____

BOOK 6501 PAGE 769

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

4100.00- CAMT.
10.66 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 20.16-
4910A03/01/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 6 I 6 4

IDENTIF. REFERENCE

MAR 1 8 52 AM '85

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 112197