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THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
225 Lebanon Road - Box 425
Mt. Juliet, TN 37122

BOOK 7201 PAGE 13

ADDRESS NEW OWNER:
Southern Associates, Inc.

MORTGAGEE:
Joseph T. Dodson, et al

SEND TAX BILLS:
-New Owner-
c/o Tilla Estes
640 Spence Lane
Nash, TN 37217

MAP-PARCEL:
Map & Parcel Nos.
86-9 & 16
Field Book Nos.
04D-08275 and
04D-08280

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Joseph T. Dodson and Torrey Wesley Dodson, Jr., heirs-at-law of Torrey Wesley Dodson, Sr., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Southern Associates, Inc.**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Two tracts or parcels of land located in the Fourth Civil District of Davidson County, Tennessee, described according to a survey by Gary R. Cummings dated November 12, 1986, as follows:

TRACT NO. 1: Beginning at a point in the southerly margin of Lebanon Road, said point being located on a line N 46° 45' 00" E 760.03 feet from right-of-way monument station 94+00; thence with the margin of Lebanon Road N 46° 45' 00" E 340.47 feet to a point in a left-hand curve of said Road; thence with the curve having a radius of 517.69 feet a distance of 106.62 feet to a point, a common corner with Shoney's, Inc., Property of record in Book 4880, page 437, Register's Office for Davidson County, Tennessee; thence leaving Lebanon Road and running with a fence forming the southerly boundary of the Shoney's, Inc., Property N 86° 17' 48" E 446.34 feet to a point in the westerly boundary of the Hermitage Hills Baptist Church Property of record in Book 4343, page 518, said Register's Office; thence running with the boundary of the Church Property, S 25° 59' 35" E 177.85 feet to a point in the margin of the Seaboard Coast Line Railroad Property; thence with a fence along the boundary of the Railroad Property, the following seven (7) calls: S 38° 11' 29" W 62.63 feet to a point; S 54° 00' 35" E 21.11 feet to a point; S 37° 48' 10" W 48.74 feet to a point; S 50° 58' 14" E 19.67 feet to a point; S 38° 56' 49" W 41.64 feet to a point; S 51° 58' 16" E 15.42 feet to a point and S 38° 57' 23" W 647.05 feet to a point; said point being the southwest corner of this tract; thence leaving the margin of the Railroad Property and running N 52° 42' 00" W 431.90 feet to a point; thence N 46° 45' 00" E

145.00 feet to a point; thence N 52° 04' 00" W 185.00 feet to the point of beginning and containing 9.357 acres, more or less.

TRACT NO. 2: Beginning at a point in the southerly margin of the Seaboard Coast Line Railroad Property, said point being located on a line N 62° 24' 45" W 87.36 feet from the southwest corner of Tract No. 1; thence with the margin of the Railroad Property N 38° 41' 35" E 624.51 feet to a point in a fence line forming a portion of the Railroad Property boundary; thence with the fence line S 53° 22' 44" E 85.00 feet to a point; thence leaving the margin of the Railroad Property and continuing with the fence line forming the westerly boundary of the Cumberland Utility District Property of record in Book 4699, pages 620 and 621, Register's Office for Davidson County, Tennessee, S 05° 26' 35" W 552.50 feet to a point; thence N 86° 56' 35" E 49.50 feet to a point; thence S 17° 03' 25" E 54.00 feet to a point; thence S 78° 03' 25" E 62.40 feet to a point; thence S 30° 03' 25" E 40.00 feet to a point in the centerline of Stoner's Creek; thence with the centerline of the Creek the following four (4) calls: S 49° 44' 00" W 299.10 feet to a point; S 60° 02' 00" W 230.30 feet to a point; S 19° 29' 00" W 241.30 feet to a point and S 59° 17' 29" W 84.96 feet to a point; thence leaving the centerline of Stoner's Creek and running with a fence forming the westerly boundary of this tract, N 00° 20' 25" W 717.48 feet to a point in the margin of the Railroad Property; thence with the margin of the Railroad Property, N 38° 37' 35" E 40.00 feet to a point; thence N 11° 12' 00" E 41.09 feet to the point of beginning and containing 8.387 acres, more or less.

Being a part of the same property conveyed to Torrey Wesley Dodson by Will of Thomas Marvin Dodson as of record in Will Book 64, page 86, Probate Clerk's Office for Davidson County, Tennessee, the said Torrey Wesley Dodson having since died, leaving Joseph T. Dodson and Torrey Wesley Dodson, Jr., as his only heirs-at-law.

This is unimproved property known as Lebanon Road, Hermitage, Tennessee, 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including a Sanitary Sewer Easement to Cumberland Utility District; the family cemetery located on subject property and flowage easement for Stoner's Creek.

Property Taxes for the current year have been settled between the parties and will be paid by the Grantors.

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 rep-

resentatives, 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 31st day of December, 1986.

Joseph T. Dodson
JOSEPH T. DODSON

Torrey Wesley Dodson, Jr.
TORREY WESLEY DODSON, JR.

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joseph T. Dodson and Torrey Wesley Dodson, Jr.**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 31st day of December, 1986.

Mark B. Cummings
NOTARY PUBLIC

My Commission Expires: 5-8-90

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is $4,000,000.

Terry F. Christian
AFFIANT

Subscribed and sworn to before me this 31st day of December, 1986.

Mark B. Cummings
NOTARY PUBLIC

My Commission Expires: 5-8-90

14189

IDENTIFICATION REFERENCE

APR 13 1 22 PM '87

FELIX B. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF BOOK 7201 PAGE 16

FOR

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

1,000,000.00 CONV.

[illegible] STAX
.50 [illegible]
9.00 [illegible]
[illegible] 2503.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14189.

IDENTIF. REFERENCE

Apr 13 1 22 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 68559