BOOK 7421 PAGE 65

File 6

This instrument prepared by:
William L. Harbison
O'HARE, SHERRARD & ROE
St. Cloud Corner
500 Church Street
Nashville, Tennessee 37219

DEC 8 12 18 PM '88
DAVIDSON COUNTY, TN

IDENTIFI REFERENCE

8865.5

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Ralph Lynn, Jr. 108 Carriage Way Hendersonville, TN 37075	New Owner	142-0-211

FOR AND IN CONSIDERATION of the sum of One Hundred Fifteen Thousand Dollars ($115,000.00), Dodge Cleaners,Inc., formerly B & B of Nashville, Inc. (Articles of Amendment to the Charter being of record in Book 7240, page 376, RODC) (hereinafter referred to as the "Grantor"), has bargained and sold, and does hereby transfer and convey unto Ralph Lynn, Jr. (hereinafter referred to as the "Grantee"), and to the said Grantee's heirs, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Being part of the Resubdivision of Reserved Parcel "A" of the Bernie Terrell Property of record in Book 5190, page 186, Register's Office for Davidson County, Tennessee, and being more particularly described according to a Boundary Survey by Ragan, Smith and Murphy Associates, Inc., dated July 30, 1984, as follows:
>
> Beginning at an iron pin at the southerly end of the southwesterly return curve at the intersection of Highway 70-South and the road leading to the Iroquois Apartments; also being the proposed extension of Old Hickory Boulevard; thence, along and with the western right-of-way margin of the road leading to Iroquois Apartments a distance of 172.63 feet to an existing iron pin, being the point of beginning of the herein described tract; thence,
>
> (1) Continuing with the western right-of-way margin of the road leading to Iroquois Apartments and being a curve to the right having a radius of 981.66 feet and a length of 27.06 feet; said curve has a chord bearing and distance of S 14° 53' 23" E 27.060 feet to an existing iron pin, thence,
>
> (2) S 2° 05' 34" E 78.51 feet to an iron pin set; thence,
>
> (3) S 22° 15' 41" W 8.27 feet to an existing railroad spike; thence,

(4) N 82° 05' 33" W 35.77 feet to an existing railroad spike; thence,

(5) S 85° 43' 50" W 87.43 feet to an existing railroad spike; thence,

(6) S 80° 39' 04" W 80.95 feet to an iron pin set; thence,

(7) Leaving the road to Iroquois Apartments and with the easterly line of Marvin Hopper Ent. Inc. of record in Book 5182, page 105, R.O.D.C. TN N 18° 21' 44" W 91.08 feet to an existing iron pin; thence,

(8) N 9° 09' 57" W 16.48 feet to an existing iron pin; thence,

(9) Leaving Marvin Hopper Ent. Inc. property and with the Gulf Oil Corporation property N 77° 31' 13" E 91.57 feet to an iron pin set; thence,

(10) S 87° 34' 14" E 41.86 feet to an iron pin set; thence,

(11) N 83° 32' 29" E 65.38 feet to an existing iron pin; thence,

(12) S 88° 00' 31" E 30.96 feet to the point of beginning and containing 0.55 acres more or less.

Being the same property conveyed to Grantor by deed from G.T. Scott, Trustee, as of record in Book 6524, page 613, Register's Office for Davidson County, Tennessee.

This is improved property known as 115 Old Hickory Boulevard, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, and the said Grantee's heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for easements of record in Book 5752, page 864, Register's Office for Davidson County, Tennessee. Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to the said Grantee and to the said Grantee's heirs and assigns, against the lawful claims of all persons.

Witness our hands this 4th day of December, 1987.

DODGE CLEANERS, INC.

By: Byron J. Bagley

Title: Secretary

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 4th day of December, 1987, before me personally appeared Byron J. Bagley, Secretary of Dodge Cleaners, Inc., a corporation, the bargainor, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Dodge Cleaners, Inc. acknowledged that he executed the same as the free act and deed of said corporation as such Secretary.

Witness my hand, at office, this 4th day of December, 1987.

R. Osborne Petrey, Jr.
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires:

October 9, 1991

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $115,000.00 and no other monetary consideration.

Affiant

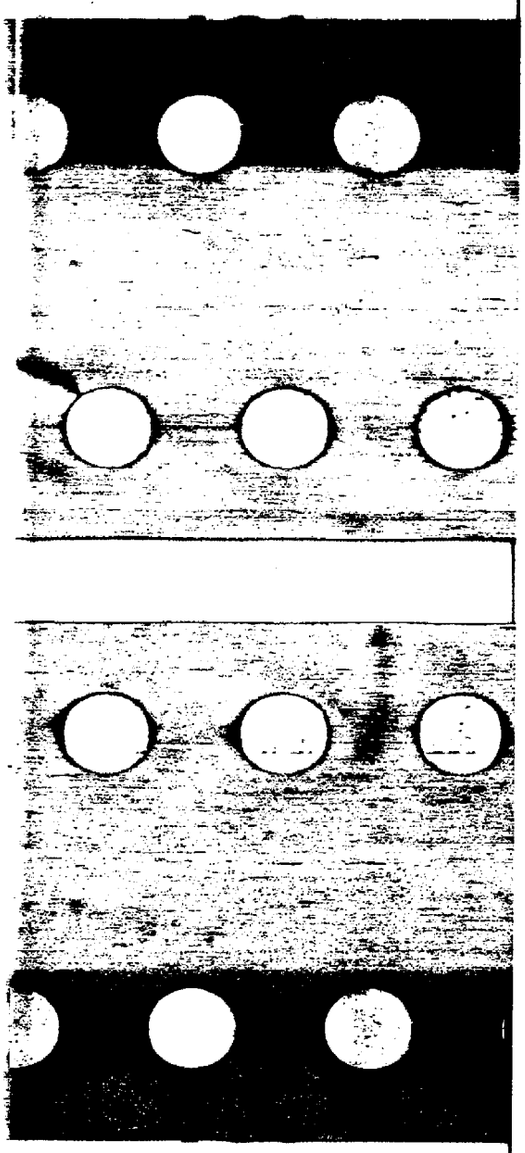
NOTARY PUBLIC AT LARGE

Sworn to and subscribed before me
this 4th day of December, 1987.

R. Osborne Petrey, Jr.
Notary Public

My Commission Expires:

Octber 9, 1991



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

115000.00- CAMT.
322.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 331.50-
9822A12/08/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 8 6 5 5

IDENTIFI REFERENCE

DEC 8 12 10 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 42850