6

This Instrument Prepared By:
**Broker's Escrow Services, Inc.**
**207 Donelson Pike**
**Nashville, Tennessee 37214**

BK 10069 PG 571

ADDRESS NEW OWNER:
**ODELL BINKLEY, JR.**
**P. O. Box 145**
**Hermitage, TN 37076**

SEND TAX BILL TO:
**To New Owner**

MORTGAGEE:
**Cash**

MAP **86**
PARCEL **236**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JOSEPH T. DODSON and TORREY WESLEY DODSON, JR.** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **ODELL BINKLEY, JR.**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being land in the First Civil District of Nashville, Davidson County, Tennessee, and fronting on the Southerly margin of Lebanon Road (U.S. Highway 70) as shown on plat of record for Pronto Oil Corporation's Site of record in Book 5060, Page 167, said Register's Office, and being more particularly described as follows:

Beginning at an iron pin in the Southerly margin of Lebanon Road, said pin being the common corner of Wendy's of Nashville, Inc., and the former Northwesterly corner of the Torrey Wesley Dodson Tract as on record in Will Book 64, Page 86, Register's Office for Davidson County, Tennessee; thence, with said Southerly margin North 46° 45' East, 145.00 feet to an iron pin; thence South 52° 04' East, 185.00 feet to an iron pin; thence South 46° 45' West, 145.00 feet to an iron pin in the Westerly boundary of the Dodson Tract; thence, with the Easterly boundary of the Wendy's Tract North 52° 04' West, 185.00 feet to the point of beginning. Containing 26,507 square feet or 0.61 acres, more or less.

Together with an easement for the location, maintenance, repair and replacement of a sanitary sewer upon and under the following described tract or parcel:

Being a 20-foot wide easement, the centerline being more particular described as follows: Beginning at a point South 52° 04' East, 185.00 feet and North 46° 45' East, 10.00 feet from a point in the Southerly margin of Lebanon Road, said point being the Northwesterly corner of the above described tract; thence, parallel to and 10 feet from the Westerly boundary of the Torrey Wesley Dodson Tract South 52° 04' East, 380 feet more or less.

Being part of the same property conveyed to Torrey Wesley Dodson by Last Will and Testament of Thomas Marvin Dodson recorded in Will Book 64, Page 86, Davidson County, Tennessee. Torrey Wesley Dodson having since died leaving sole beneficiaries, Joseph T. Dodson and Torrey Wesley Dodson, Jr., all assets of the estate recorded in Probate Court for Davidson County, Tennessee, Docket #78016.

This is improved property known as 3429 Lebanon Road, Nashville, Tennessee.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

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, his heirs and assigns, forever and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out and GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 31st day of October, 1997.

BOOK 10069 PG 572

JOSEPH T. DODSON

TORREY WESLEY DODSON, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **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 office this 31st day of October, 1997.

NOTARY PUBLIC

AMY BETH WALPOLE NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires: 2/3/2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $140,000.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of October, 1997.

NOTARY PUBLIC

AMY BETH WALPOLE NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

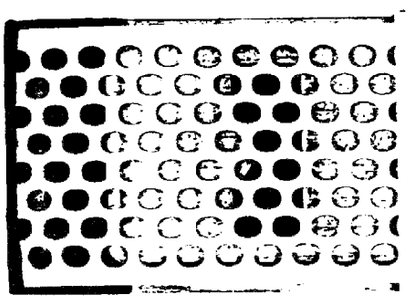
My Commission Expires: 2/3/2001

97 NOV -4 AM 9:29
FELIX ZANDER
DAVIDSON COUNTY, TN.
REGISTER

IDENTIFICATION REFERENCE

'0365796

7149 11/04 0101 032CHECK 527.00



# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10669 PG 573

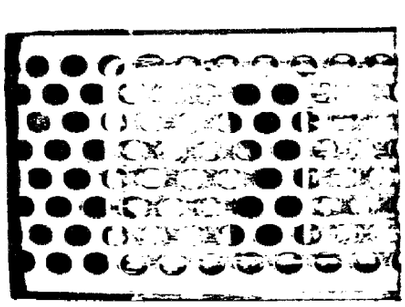
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT
140000.00
CON TX 518.00
PRFEE 1.00
WDEED 8.00
TOTAL 527.00
CHECK 527.00

11/04/97 01 09:33 0001 7149

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0365796
IDENTIF. # REFERENCE

97 NOV -4 AM 9:29

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No.1216357