

FEE:\$3.50 RET.TO: M & J, INC.

RT.2 Box 364

SATUNTON, VA. 24401

APR 17 1992

THIS DEED, Made this 10th day of April, 1992, by and between ARTHUR G.DODSON and SUE B. DODSON, his wife, parties of the first part, and M and J, Inc., a Virginia Corporation, party of the second part;

W I T N E S S E T H :

That for and in consideration of the sum of TEN DOLLARS (\$10.00), cash in hand paid by the party of the second part to the parties of the first part, the receipt of which is hereby acknowledged, and for the further consideration of the party of the second part, assuming that certain indebtedness evidenced by a negotiable amortization note dated March 10th, 1992, in the amount of Two Hundred Sixty-five Thousand Dollars payable in one hundred eighty, equal consecutive monthly installments of Two Thousand Five Hundred Thirty-two Dollars and Forty-eight Cents payable to the order of Laurence D. Little and/or Louise Little, his wife, made by Arthur G. Dodson, secured by a certain deed of trust dated the 10th of March, 1992, made by Arthur G. Dodson, and wife, to C. A. McHale, Trustee, and of record in the Office of the Clerk's of the County Commission of Greenbrier County West Virginia, in Deed of Trust Book 322 at page 666, the balance due as of this date being Two Hundred Sixty-four Thousand Two Hundred Thirty-four Dollars and Nineteen Cents, the said parties of the first part do hereby GRANT, SELL, and CONVEY, unto the said party of the second part, with covenants of GENERAL WARRANTY of title, all of that certain tract or parcel of land, together with the buildings thereon, easements and appurtenances thereunto belonging, situate on U.S. Route #219, Lewisburg Municipality, Greenbrier County, West Virginia; and being the same conveyed to the said Arthur G. Dodson by Laurence D. Little and Louise M. Little, his wife, by deed dated the 9th day of March, 1992, and of record in the Office of the Clerk of the County

Commission of Greenbrier County, West Virginia, in Deed Book 411, at page 538, and in said deed more particularly bounded and described as follows:

"BEGINNING at a post on the west side of U. S. Route No. 219, a corner to Lancaster, and with Lancaster N. 55° 30' W. 487 feet to a post corner to Rader, and with Rader S. 44° W. 267 feet to a stake, thence through the boundary S. 55° 30' E. 500 feet to a stake by the fence on the west side of said road, U. S. Route No. 219, and with the same N. 48° 15' E. 267 feet to the beginning, containing three acres, more or less."

It is understood and agreed between the parties hereto and as part of the consideration herein set out, that the parties of the first part do hereby, **SELL, TRANSFER** and **SET OVER** over, unto the party of the second part, all furniture, fixtures, equipment, TV's, telephones and signs, situate in the Old Colony Inn, on the property hereinbefore described, located at 635 North Jefferson Street, in the town of Lewisburg, West Virginia.

TO HAVE AND TO HOLD unto the said party of the second part, its successors and assigns forever.

DECLARATION OF CONSIDERATION OF VALUE

Under penalties of fine and imprisonment as provided by law, the undersigned grantors hereby declare the total consideration of the property transferred by this document is **THREE HUNDRED THOUSAND DOLLARS (\$300,000.00)**.

WITNESS the following signatures and seals:

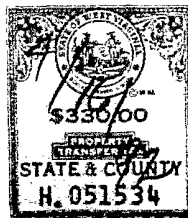
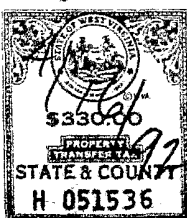
4/16/92
HH 011721

4/16/92
HH 011740

4/16/92
HH 011739

Arthur G. Dodson (SEAL)
ARTHUR G. DODSON

Sue B. Dodson (SEAL)
SUE B. DODSON



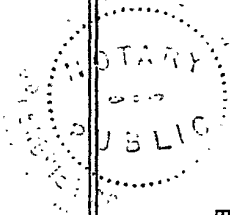
By Arthur G. Dodson (SEAL)
BY: ARTHUR G. DODSON, her Attorney in-fact, by Power of Attorney dated March 10, 1992, and of record in said Clerk's Office in Power of Attorney Book 12 at page 735.

STATE OF WEST VIRGINIA,

COUNTY OF GREENBRIER, TO-WIT:

The foregoing instrument was acknowledged before me this 10th day of April, 1992, by ARTHUR G. DODSON in his right and SUE B. DODSON by ARTHUR G. DODSON, her Attorney-in-Fact.

My commission expires: September 13, 1993



Nanda M. Morgan
NOTARY PUBLIC

This instrument was prepared by C. A. McHale, Attorney at Law, 207 North Court Street, Post Office Box 803, Lewisburg, West Virginia 24901.

WEST VIRGINIA, Greenbrier County, S. S:

In the Clerk's Office of Greenbrier County Court 16th day of April 1992

This DEED was this day presented in the office aforesaid and thereupon, together with the Certificate thereto annexed, admitted to record.

Teste Eugene Spence Clerk

By Nanda M. Morgan Deputy