Prepared by: John C. Tune, Jr., Attorney
Nashville Bank & Trust Bldg.
Nashville, Tennessee

WARRANTY DEED

BOOK 4264 PAGE 652

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
McDowell-Purcell, Inc.	Same	114
(NAME:)	(NAME:)	
718 Murfreesboro Road	Same	94-13
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Same	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- *DOLLARS*

and other good and valuable consideration, and the assumption of the remaining balance of a note dated October 9, 1967, in the original sum of $50,000.00, payable at $580.55 monthly, with interest at the rate of 7% per annum and secured by Deed of Trust executed by Eugene N. Hester and wife, Peggy Hester, to R. E. Myers, Trustee, as of record in Book 4186, Page 531, and further, the assumption of the remaining balance of a note dated January 6, 1967, in the original sum of $22,500.00 payable at $249.81, monthly with interest at the rate of 6% per annum, and secured by Deed of Trust executed by W. David Bryson and Charles L. Adams to John C. Tune, Jr., Trustee, as of record in Book 4091, Page 860. Said Deed of Trust in Book 4091, Page 860 is made second and subordinate to the Deed of Trust of record in Book 4186, Page 531.

We, Eugene N. Hester and wife, Peggy Hester
have bargained and sold, and by these presents do transfer and convey unto the said McDowell-Purcell, Inc.
its representatives ~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT I:

Being Lot 13A on the Revision of Lot 13, Expressway Commercial Park, as of record in Book 4060, page 36, Register's Office for said County, as follows:

BEGINNING on the northerly margin of Expressway Drive at the corner of Lot Nos. 13A and 13B; thence with the line between said two lots, north 14° 26' east 425.24 feet to the southerly right of way of Interstate Highway 40; thence with the same, north 66° 27' west 16.01 feet and continuing with the same, south 72° 25' west 145.38 feet; thence south 4° 16' east 373.64 feet to the northerly margin of Expressway Drive; thence with the same, around a slight curve having a radius of 60 feet, easterly 19.58 feet to the beginning.

TRACT II:

Being Lot 13B on the Revision of Lot 13, Expressway Commercial Park, as of record in Book 4060, page 36, Register's Office for said County.

Said Lot 13B fronts 57.86 feet on the northerly side of Expressway Drive Turn-Around, and extends back 425.24 feet on the westerly line and 448.07 feet on the easterly line, to the southerly margin of

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 110,776.80
Affiant
Subscribed and sworn to before me, this the 23rd day of August 19 68
Notary Public
My commission expires: May 14, 1969
(Affix Seal)

Interstate I-40, on which it measures 202.50 feet.

Being the same property conveyed to Eugene N. Hester and wife, Peggy Hester, by deed from W. David Bryson, et al, as of record in Book 4169, page 442, said Register's Office; as to Tract No. II; and the same conveyed to Eugene N. Hester and wife, Peggy Hester, by deed from W. David Bryson and Charles L. Adams, individually and d/b/a A & B Construction Company, as of record in Book 4231, page 118, as to Tract No. I.

This is (unimproved (x) improved) property, known as 550 (House Number) Expressway Park (Street), Nashville (P. O. Address:), Tennessee 37210 (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said McDowell-Purcell, Inc. its representatives ~~heirs~~ *and assigns, forever.*

And we *do covenant with the said* McDowell-Purcell, Inc. *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.* Lease as of rec. Bk. 4173, p. 203; no right of ingress & egress in & to adjoining controlled hwy.; easement for flow of Brown's Ck. on NW part of property; Owner's Cert. as of rec. Bk. 4060, p. 36; 85' set-back from Expressway Dr. (Lot 13A); 80' set-back from Expressway Dr. (Lot 13B); anchor easement 5 x 25 ft. in NE margin of said Dr. at approx. center of Lot 13B, 10' easement

And we, Eugene N. Hester and wife, Peggy Hester / pub. util. 13B.

do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* McDowell-Purcell, Inc. its representatives ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 23rd *day of* August, *19* 68., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Eugene N. Hester

Eugene N. Hester

Peggy Hester

Peggy Hester

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, J. Campbell Jenkins, a Notary Public in and for said County and State, the within named Eugene N. Hester and wife, Peggy Hester

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of August, 1968.

J. Campbell Jenkins, Notary Public.

Commission Expires May 24 - 1969

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in.....,
this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

AUG 29	CONV	90,000.00			
AUG 29	CONV	20,776.80			
AUG 29	S'TAX		A*	288.08	
AUG 29	PUFEE		A*	.50	
AUG 29	MDEED		A*	6.00	294.58

Make Form Real Estate Co. 324 Thompson Bl. Nashville, Tennessee

A 11227

WARRANTY DEED

FROM
Eugene N. Hester & wife

TO
McDowell-Purcell, Inc.

IDENTIF. REFERENCE

Aug 29 2 22 PM '68

FELIX Z. WILSON TO REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE