This Form furnished by Attorneys Title Company, Inc.

BOOK 4419 PAGE 194 Form No. WD-3

FROM

WILLIE LEE TUNE, ET UX

TO

MCDOWELL DEVELOPMENT CORP.

For draftsman's use

This instrument prepared by:

Porter & Spann Attorneys
310 Philfre Ct. Bldg.
Nashville, Tennessee 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
McDowell Development Corp. (NAME)	McDowell Development Corp. (NAME)	Map 183
718 Murfreesboro Road (STREET ADDRESS OR ROUTE NUMBER)	718 Murfreesboro Road (STREET ADDRESS)	Pat. 22-26
Nashville, Tennessee 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	

A78271

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

MAY 21 3 14 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 400,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF March, 1970

Notary Public

MY COMMISSION EXPIRES: 3-1-73

(AFFIX SEAL)

For and in Consideration of the sum of Seventy-five Thousand ($75,000.00) DOLLARS

cash in hand and the balance of $325,000.00 in a note executed by the purchaser and secured by a Deed of Trust payable in ten equal annual installments of $32,500.00 principal plus interest at the rate of 6 1/2% on the unpaid balance.

MAY21 70	CONV	*	400,000.00	
MAY21 70 S TAX			A* 1,040.00	
MAY21 70 PR FEE			A* .50	
MAY21 70	W DEED		A* 6.00	* 1,046.50

We, Willie Lee Tune and wife, Willie Dell Tune have bargained and sold, and by these presents do transfer and convey unto the said

McDowell Development Corp. their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being two tracts of land in Davidson County, Tennessee, described according to a survey of Allen & Brown Engineers as follows:

PART I

Beginning at a point in the east margin of Old Hickory Boulevard, said point being the southwest corner of the Moore tract; thence along a common lot line with the Moore tract S 85°-56' E, 2659.83 feet to a point being a common corner with the Moore and Sadler tracts; thence

continuing S 85°-56' E, 942 feet more or less along a common lot line with the Sadler tract to the southeast corner of the Sadler tract; thence N 4°-00' E, 440 feet more or less along Sadler's easterly line to a point being a common corner with the Nelson tract; thence along Nelson's southerly line S 89°-15' E, 2306 feet more or less; thence continuing along Nelson's line N 4°-00' W, 967 feet more or less to a point in Waldran's northerly line; thence N 86°-36' W, 2295 feet more or less along Waldran's northerly line to a point; thence S 3°-59' W, 1492.6 feet; thence S 88°-34' W, 1695 feet more or less to a point, said point being the northwest corner of the Wilson tract; thence along Wilson's westerly line S 1°-00' E, 391 feet more - or less to a point in the north margin of Interstate Route No. 24; thence along said Interstate N 46°-36' W, 468 feet more or less to a common point with the Pure Oil Company tract; thence along Pure's easterly boundary N 1°-53' W, 117.49 feet; thence S 87°-55' E, 150.72 to a point; thence N 17°-52' W, 1720.56 feet; thence N 18°-17' W, 217.48 feet; thence N 86°-37' W, 1034.25 feet to the east margin of Old Hickory Boulevard; thence along the east margin of Old Hickory Boulevard N 7°-41' E, 260.99 feet to the point of beginning containing an area of 161.22 acres more or less. This description is intended to describe all the land bounded by the Moore, Sadler, Nelson, Waldran and Pure Oil tracts north of Interstate Route No. 24.

PART II

Beginning at a point in the south margin of Interstate Route No. 24, said point being a common corner with the Duke property; thence along the south margin of Interstate Route No. 24 S 46°-36' E, 468 feet more or less to a point being a common corner with the Wilson property; thence along the common line with Wilson S 1°-00' E, 390 feet more or less to a point; thence continuing along Wilson's line N 89°-48' W, 370 feet more or less to a common corner with the Duke property; thence along Duke's line N 1°-53' E, 710.57 feet to the point of beginning containing 4.51 acres more or less. This description is intended to describe all the land bounded by the Duke and Wilson property south of Interstate Route No. 24.

Included but excluded herefrom is that property conveyed to State of Tennessee, as of record in Book 2860, page 196, being a tract of 47/100 of an acre; and a tract of 3.24 acres of record in Book 2860, page 185. The last mentioned deed conveys all right of ingress from and across abutting lands.

This deed is intended to convey all property which is commonly referred to as the Tune farm, which is generally described as land in the southeast guadrant of I-24 and Old Hickory Boulevard.

Being the same property conveyed to Will L. Tune, by deed from W. R. Coleman and wife, as of record in Book 910, page 729, as to TRACT I: and TRACTS II AND III in W. L. TUNE AND WIFE, WILL DELL TUNE, by deed from Theo W. Eckhardt, as of record in Book 936, page 728, and TRACT IV: in WILLIE LEE TUNE AND WIFE, WILLIE DELL TUNE, by deed from W. B. Paul, et al, as of record in Book 1025, page 471, Register's Office for Davidson County, Tennessee.

Will L. Tune and W. L. Tune and Willie Lee Tune are one and the same person. Will Dell Tune and Willie Dell Tune are one and the same person.

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This is { unimproved / improved } property, known as _____
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 Development Corp. their heirs and assigns, forever.

And we do covenant with the said McDowell Development Corp. 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.

And we, Willie Lee Tune and wife, Willie Dell Tune 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 Development Corp. their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 15 day of March, 1970, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Willie Lee Tune

Willie Dell Tune

Form No. WD3b

STATE OF TENNESSEE
Davidson County.

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Personally appeared before me, William E. Porter, a Notary Public in and for said County and State, the within named Willie Lee Tune and wife, Willie Dell Tune

the bargainors, 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 5 day of March, 1970

Gus E. Laurent Jr. Notary Public

Commission Expires 4-25-71

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 .....