Prepared by Don L. Smith, Attorney
4th Floor, American Trust Building
Nashville, Tennessee 37201

WARRANTY DEED BOOK 4450 PAGE 810

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)	Pc Par. 25
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of

- - - - - Ten and No/100 ($10.00) - - - - - - - - - - - - - - - - *DOLLARS*

cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

OCT-8 CONV 25,000.00
OCT-8 S'TAX A* 65.00
OCT-8 PR'FEE A* .50
OCT-8 W'DEED A* 6.00 * 71.50

UNION OIL COMPANY OF CALIFORNIA

has / does
have bargained and sold, and by these presents do transfer and convey unto
the said McDOWELL DEVELOPMENT CORPORATION, its
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the Fifth Civil District of Davidson County, Tennessee, being part of the west part of a 159.05 acre tract shown on the plan of the W. H. B. Gambill Land, of record in Book 57, page 45, Register's Office for said County, and part of Lot No. 5 on the plan of the subdivision of the land belonging to the estate of Benjamin Johnson, deceased, as of record in Minute Book "N", Page 343, County Court for said County, described together according to a survey by Alley, Brown & Pate, Consulting Engineers, dated May 22, 1970, as follows:

Beginning at a point on the northeasterly margin of the right-of-way of Interstate 24, and said point being the northwest corner of the herein described tract and being 1,803 feet, more or less, in a southeasterly direction from the center line of Old Hickory Boulevard, as measured along the northeast margin of said Interstate 24; thence N 46° 18' E, 210 feet to a point; thence N 77° 02' E, 265.49 feet to a point in a fence, said point being in the westerly boundary of property conveyed to Will L. Tune by deed from W. R. Coleman, of record in Book 910, page 729, said Register's Office, and being in the center of a proposed 60-foot road; thence with said fence and the boundary of the Will L. Tune property S 12° 58' E, 531.17 feet to a corner post, the southwest corner of the property conveyed to Will L. Tune by deed of record in Book 910, page

(continued on next page)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 25,000.00
Subscribed and sworn to before me, this the 6th day of October 1970
Affiant
My commission expires: Feb. 4, 1972 (Affix Seal)
Notary Public

729, said Register's Office; thence along a fence and the northerly boundary of the Willie L. Tune property, as conveyed to the latter by deed from W. B. Paul, et al, of record in Book 1025, page 471, said Register's Office, N 83° 01' west 150.72 feet to a corner post; thence continuing with the same along a fence S 6° 47' W, 117.44 feet to a fence on the northeast margin of Interstate 24; thence with said margin of Interstate 24 N 41° 42' W 558 feet to the point of beginning, containing 4.05 acres more or less.

Being part of the property conveyed to The Pure Oil Company, now Union Oil Company of California, by deed from P. M. Chaffin and wife, of record in Book 3854, Page 845, Register's Office for said County.

Subject, however, to all restrictions, conditions, covenants, rights-of-way and easements of record, if any, and zoning laws and ordinances.

This is unimproved (X) improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address ..... (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 DEVELOPMENT CORPORATION, its ..... *heirs and assigns, forever.*

And it does *do covenant with the said* McDOWELL DEVELOPMENT CORPORATION ..... *that* it is ..... *lawfully seized and possessed of said land in fee simple;* has *a good right to convey it, and the same is unencumbered,* except as above stated.

And UNION OIL COMPANY OF CALIFORNIA does *do further covenant and bind* itself, its ..... *heirs and representatives, to warrant and forever defend the title to the said land to the said* McDOWELL DEVELOPMENT CORPORATION, its ..... *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 30th *day of* September, *19* 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

UNION OIL COMPANY OF CALIFORNIA

By: W. E. Bolsinger
W. E. BOLSINGER
Vice President

By: Roy Bryntesen
Roy Bryntesen
Assistant Secretary

BOOK 4450 PAGE 812

STATE OF ILLINOIS }
COUNTY OF C O O K } TENN.

On this 30th day of September, 19__, before me, the undersigned authority, personally appeared W. E. BOLSINGER and Roy Bryntesen, to me personally known, and who, being by me duly sworn, did say that they are the Vice President and Assistant Secretary, respectively, of UNION OIL COMPANY OF CALIFORNIA, a corporation, and that the seal affixed to said instrument, is the corporate seal of said corporation, and that said instrument was signed and sealed by them in behalf of said corporation by authority of its Board of Directors, and acknowledged said instrument to be the free act and deed of said corporation.

Given under my hand and official seal the day and year first above written.

My commission expires:

3-11-74

Jean L. Price
Notary Public in and for
Cook County, Illinois

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.....

WARRANTY DEED

FROM

UNION OIL COMPANY OF CALIFORNIA

TO

McDOWELL DEVELOPMENT CORPORATION

A 9 2 4 8 8

IDENTIF. REFERENCE

OCT 8 11 26 AM '70

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

BOOK 4450 PAGE 813

4450

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

DON L. SMITH, ATTORNEY
4th Floor, American Trust Bldg.
Nashville, Tennessee 37201