ADDRESS NEW OWNER AS FOLLOWS:

Map. 183
Parcel 29-29
PW

McDowell Development Corporation
P. O. Box 149
718 Murfreesboro Road
Nashville, Tennessee 37202

SEND TAX BILLS TO:

BOOK 4486 PAGE 216

Same as above

MAP-PARCEL NUMBERS:

A 96061

DEC 11 4 20 PM '70
FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

PREPARED BY SMITH & SELLERS ATTYS.
MURFREESBORO, TENNESSEE FROM
INFORMATION FURNISHED BY THE PARTIES.

STATE OF TENNESSEE]
ss.
DAVIDSON COUNTY]

FOR AND IN CONSIDERATION of the sum of FORTY-EIGHT THOUSAND FOUR HUNDRED FORTY AND 64/100 DOLLARS ($48,440.64), cash in hand paid, the receipt of which is hereby acknowledged, and the execution by the grantee of its one certain promissory note of even date herewith in the amount of $193,762.56, which note is secured by a deed of trust to be recorded simultaneously with this instrument;

We, the undersigned, E. W. WALDRON, JR. and wife, INEZ M. WALDRON, VESTER WALDRON and wife, CHARLENE J. WALDRON, and ROY L. WALDRON and wife, JOYCE WALDRON, have bargained and sold and do hereby transfer and convey unto McDOWELL DEVELOPMENT CORPORATION, its successors and assigns, forever, that certain real estate situated in the 5th Civil District of Davidson County, Stateof Tennessee, and being described as follows, to-wit:

PARCEL NO. 1:

BEGINNING at a point in the center of Hurricane Creek, being the southeast corner of the Tune Property and the northwest corner of Tract No. 1 of the Waldron Property; thence with the north boundary line of said Tract No. 1, N 74° 27' E 107.77 feet to a point in Hurricane Creek; thence S 6° 18' E 113.98 feet to a point in said creek; thence N 87° 39' E 77.0 feet to a point in said creek; thence N 23° 19' E 139.28 feet to a point in said creek; thence S 34° 26' E 104.28 feet to a point in said creek; thence N

DEC 11 70 COMM * 242,203.00
DEC 11 70 STAX A* 629.72
DEC 11 70 PRTEE/WHEEL A* 4.50 * 634.72
.50

78° 40' E 76.50 feet to a point in said creek thence N 23° 38' E 130.75 feet to a point in said creek; thence S 88° 25' E 204.35 feet to a point in said creek; thence S 42° 34' E 213.32 feet to a point in said creek; thence N 56° 23' E 580.86 feet to a point in said creek; thence N 80° 46' E 495.75 feet to a point in said creek; thence N 54° 18' E 316.30 feet to a point in said creek; thence N 73° 28' E 383.85 feet to a point in said creek; thence N 7° 32' E 200.80 feet to a point in said creek; thence N 1° 13' E 524.52 feet to a point in said creek in the south property line of the L. Nelson property; thence with Nelson's south property line fence N 86° 36' W 2318.75 feet to a fence corner; thence with Tune's east property line fence S 3° 59' W 1492.60 feet to the point of beginning, containing 64.48 acres.

PARCEL NO. 2:
BEGINNING at a point in the center of Hurricane Creek, being the southeast corner of the Tune property and the northwest corner of Tract No. 1 of the Waldron property; thence with Tune's south property line fence S 88° 34' W 1408.50 feet to a fence corner; thence with Mary King's east property line fence S 1° 00' W 674.20 feet to a concrete monument in the east right-of-way fence line of Interstate Highway No. 24; thence with said right-of-way fence line S 46° 34' E 1797.60 feet to a fence corner; thence with the west boundary line of said Tract No. 1 N 3° 24' E 1949.57 feet to the beginning, 41.67 acres.

This being a portion of the property conveyed by E. O. Sanders et ux to E. W. Waldron, Jr. et al, by deed appearing of record in Book 3854, page 88, Register's Office of Davidson County, Tennessee.

It is the intention of the grantors that this conveyance is to include all property in which they own any interest contained within the boundary as shown on the boundary survey of Interchange City Industrial Park at I-24 South and Old Hickory Boulevard, Nashville, Tennessee.

This conveyance is expressly made subject to the following:

1. Right of way easement to Colonial Pipe Line Co. as set forth in instrument of record in Book 3616, page 445, Register's Office of Davidson County, Tennessee.

2. Lack of direct access to Interstate Highway I-24, such right of access having been granted to the State of Tennessee, by deed recorded in Book 2858, page 503, Register's Office of Davidson County, Tennessee.

3. A perpetual right of way and/or easement granted to Nashville International Raceways, Inc. by deed of record in Book 4332, page 323, Register's Office of Davidson County, Tennessee. Same also being of record in Deed Book 189, page 4, Register's Office of Rutherford County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said McDOWELL DEVELOPMENT CORPORATION, its successors and assigns, forever.

We covenant with the said grantee that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same and that it is unencumbered, except Deed of Trust of record in Book 3854, Page 92, Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, forever to warrant and defend the title to said real estate unto the said grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this, the 27th day of November, 1970.

E. W. Waldron, Jr. — Roy L. Waldron
Inez M. Waldron — Vester Waldron
Joyce Waldron — Charlene J. Waldron

STATE OF TENNESSEE]
ss.
RUTHERFORD COUNTY]

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, the within named E. W. WALDRON, JR. and wife, INEZ M. WALDRON, VESTER WALDRON and wife, CHARLENE J. WALDRON, and ROY L. WALDRON and wife, JOYCE WALDRON, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing (DEED) instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office in Lavergne, Tennessee, this, the 27th day of November, 1970.

William G. Waldron
Notary Public

My commission expires: Jan 9, 1973

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $242,203.20, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

E. W. Waldron, Jr.
Affiant

Subscribed and sworn to before me, this, the 27th day of November, 1970.

William G. Waldron
Notary Public

My commission expires: Jan 9, 1973