BOOK 1530 PAGE 38

This instrument prepared by:
Don L. Smith, Attorney
4th Floor, American Trust Building
Nashville, Tennessee 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
AAA Communication Company, Inc. (NAME)	AAA Communication Co., Inc. (NAME)	Map 106 11
628 Murfreesboro Road (STREET ADDRESS OR ROUTE NUMBER)	305 Hill Avenue (STREET ADDRESS)	Pc. 5
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Pd

FOR AND IN CONSIDERATION of the sum of Fifteen Thousand Six Hundred and No/100 ($15,600.00) - *Dollars,* cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

McDOWELL DEVELOPMENT CORPORATION

have this day bargained and sold, and do hereby transfer and convey unto the said

AAA COMMUNICATION COMPANY, INC., its

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

A tract of land in the Sixth Civil District of Davidson County, Tennessee, designated as Lot One on the recorded plat of Interstate Park South, Book 4460, Page 29, Register's Office for said County, and being more fully described as follows: Beginning at a concrete monument in the southerly margin of the new Hill Avenue, said concrete monument being south 23° 15' west a distance of 10.00 feet from the southerly margin of old Hill Avenue and the northeast corner of the Irene Martin Hix property and continuing as follows: With a 144.05-foot radius curve to the right a distance of 195.40 feet to a concrete monument; thence with a 486.45-foot radius curve to the left a distance of 27.75 feet to an iron pin; thence leaving the westerly margin of the new Hill Avenue north 80° 37' west a distance of 147.6 feet to an iron pin, the southwest corner of the herein described tract and a point in the east boundary line of the Irene Martin Hix property; thence north 23° 15' east a distance of 179.91 feet to the point of beginning and containing 0.421 acres, more or less, as per the recorded plat of Interstate Park South, Book 4460, Page 29, Register's Office for Davidson County, Tennessee, by Turner Engineering Company, Inc., dated July 9, 1971.

Being part of the property conveyed to McDowell Development Corporation, by deed from Robert A. McDowell, et al, of record in Book 4416, Page 146, Register's Office for said County.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $ 15,600.00

Subscribed and sworn to before me, this the 29 day of July, 1971

Affiant

My commission expires: 2-1-72 (Affix Seal)

Notary Public

This is unimproved (X) improved ( ) property, known as 305 Hill Avenue, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

AAA Communication Company, Inc., its

(successors),

heirs and assigns forever. it *covenant that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except for a ten-foot public utility and drainage easement, 15-foot building setback line & conditions of owners certificate shown on plan of record in Book 4460, Page 29, said Register's Office

It *further covenant and bind* itself, its successors *and representatives, to warrant and forever defend the title to said real estate to said* AAA Communication Company, Inc., its

(successors), heirs and assigns, against the lawful claims of all persons.

Witness its *hand this* 29 *day of* July, 19 71 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

McDOWELL DEVELOPMENT CORPORATION

BY: Robert A. McDowell, Pres.

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

.....

the within named 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 .....*Tennessee, this*.....*day of*....., *19*.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Witness my hand and seal, at office in Nashville, Tennessee, *this* 27th *day of* July, 1971.

Burk P. Smith *Notary Public*

Commission expires.....

Plan. Dept. 2/2/05

WARRANTY DEED

FROM

McDOWELL DEVELOPMENT CORPORATION

TO

AAA COMMUNICATION COMPANY, INC.

AUG 18 71 CONV 15,600.00
AUG 18 71 STATE TAX A* 40.56
AUG 18 71 REG FEE A* .50
AUG 18 71 RECORD A* 4.00 * 45.06

B 27320

IDENTIF. REFERENCE

AUG 18 11 05 AM '71

FELIX Z. DAVIDSON REGISTER

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE