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
McDowell Development Corp. (NAME:)	Same (NAME)	
P. O. Box 149 (STREET ADDRESS OR ROUTE NUMBER)	BOOK 4576 PAGE 851 (STREET ADDRESS)	Map 81-14 Pac. 4 Par. 2
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of

Ten and No/100 ($10.00) Dollars cash in hand paid, and other ~~xxxxxxxx~~ DOLLARS good and valuable considerations, the receipt of all of which is hereby acknowledged,

H. C. FELTS and Wife, EMMA T. FELTS,

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

A tract of land lying in the 14th Civil District of Davidson County, Tennessee, adjacent to Binkley Road and Eatons Creek Road, but not touching either road, said tract beginning at an iron pin located southerly 235' from a concrete monument in the south right-of-way of Binkley Road, said monument being the northwest corner of Feltswood, Section 1, and the northeast corner of the property owned by E. B. Edmondson; thence, proceeding as follows:

1. South 83°-13'-18" East a distance of 251.54' to an iron pin; thence,
2. South 89°-14'-48" East a distance of 25.00' to a point in the proposed center line of a dedicated right-of-way of a road not yet constructed; thence,
3. Around a 528.92'-radius curve to the right a distance of 95.39' to a point; thence,
4. North 83°-33'-16" East a distance of 165.5' to an iron pin; thence,
5. South 48°-55'-22" East a distance of 196.53' to an iron pin; thence,
6. South 70°-10'-43" East a distance of 151.16' to an existing concrete monument; thence,
7. South 80°-16'-43" East a distance of 167.57' to a concrete monument; thence,
8. South 69°-53'-51" East a distance of 200.73' to an existing concrete monument; thence,
9. South 66°-49'-53" East a distance of 204.13' to a concrete monument; thence,
10. South 79°-09'-43" East a distance of 218.05' to a concrete monument; thence,
11. North 87°-26'-57" East a distance of 279.86' to a concrete monument; thence,
12. North 18°-57'-17" East a distance of 94.60' to a concrete monument; thence,
13. South 26°-44'-26" East a distance of 240.84' to an iron pin; thence,
14. South 12°-48'-15" West a distance of 213.93' to a point which is the center

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 20,000.00

Affiant

Subscribed and sworn to before me, this the 12th day of October, 19 71

Notary Public

My commission expires: 2-22-72 (Affix Seal)

line of a dedicated right-of-way of a road not yet constructed; thence,

15. North 75°-51'-24" West a distance of 5.00' to a point; thence,
16. South 14°-08'-36" West a distance of 170.00' to a concrete monument which is southeasterly 225.7' more or less, from a concrete monument in the westerly boundary of Eatons Creek Road; thence,
17. South 20°-05'-24" West a distance of 133.03' to a concrete monument in a fence; thence,
18. Along said fence line, North 73°-31'-31" West a distance of 387.63' to an iron pin; thence,
19. North 77°-29'-58" West a distance of 568.83' to an iron pin; thence,
20. North 3°-13'-44" East a distance of 270.26' to an existing concrete monument; thence,
21. Along a fence line, North 86°-58'-06" West a distance of 949.90' to an existing iron pin; thence,
22. North 5°-35'-12" East a distance of 240.34' to a fence post; thence,
23. North 8°-01'-13" East a distance of 200.00' to a fence post; thence,
24. North 16°-39'-52" East a distance of 130.88' to an iron pin, which is the point of beginning, said tract containing 22.39 acres, more or less, in accordance with a survey by Turner Engineering Company dated January 5, 1972.

Being the same property conveyed to H. C. Felts and wife, Emma T. Felts, by deed from B. R. Wallace and wife, Evelyn Wallace, of record in Book 3254, Page 262, Register's Office for said County.

This conveyance includes all of the property owned by H. C. Felts and wife, Emma C. Felts at this location.

FEB15 72	CONV	20,000.00			
FEB15 72	S'TAX		A*	52.00	
FEB15 72	PR'FEE		A*	.50	
FEB15 72	W'DEED		A*	6.00	* 58.50

This is improved ( ) unimproved (X) 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 successors ~~heirs~~ *and assigns, forever.*

And they *do covenant with the said* McDowell Development Corporation *that* they are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.* except for 1971 taxes.

And H. C. Felts and wife, Emma T. Felts, *do further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to the said land to the said* McDowell Development Corporation, its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 12th *day of* February, *19* 72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x H C Felts

Emma T Felts

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Annie E. Reeves, a Notary Public in and for said County and State, the within named H. C. Felts and wife, Emma T. Felts,

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 White's Creek, Tennessee, this 12th day of February, 19 72.

Annie E. Reeves, Notary Public.

Commission Expires July 25, 1972.

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 .....

FEB 5 3 49 PM '72
FELIX N. DYER, REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

B 4 8 6 3 1

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 .....