BOOK 1627 PAGE 396 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3,125.00

(Grantee)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF August 1972

Notary Public

MY COMMISSION EXPIRES Notary Public

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Dearborn & Ewing, 400 Commerce Union Bank Bldg., Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donovan Construction Company of Minnesota (NAME)	same (NAME)	
1750 Ustaca Ave (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	62
St. Paul Minnesota (CITY) (STATE)	55102 (CITY) (STATE) (ZIP)	4-5-6-7-76 Map 62-F-1

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, Bettina F. Claxton, now McDonald,

HEREINAFTER CALLED THE GRANTORS ~~HAVE~~ has BARGAINED AND SOLD, AND BY THESE PRESENTS ~~DO~~ does TRANSFER AND CONVEY UNTO Donovan Construction Company of Minnesota, a Minnesota corporation,

HEREINAFTER CALLED THE GRANTEES, ~~THEIR HEIRS~~ its successors AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being part of Lots Nos. 6 and 7 on the Map of the Robert Young Farm, as of record in book 421, page 140, Register's Office for said County, described according to a survey made by Hart-Freeland-Roberts, Inc., July 10, 1972, as follows:

BEGINNING at an iron pin in the easterly margin of Pennington Bend Road, said point being 300 feet south from an existing concrete monument in the southerly margin of Elzie Miller Road; thence south 89° 17' east a distance of 191.56 feet to a point; thence north 0° 43' east 357.47 feet to the southerly margin of Elzie Miller Road, 200 feet east of the southeast corner of said Road and Pennington Bend Road; thence with the southerly margin of Elzie Miller Road, north 74° 01' east a distance of 755.23 feet to a concrete monument; thence continuing with said Road along a curve to the right, radius 1051.35 feet, a distance of 1131.86 feet to a concrete monument located in the southerly margin of Elzie Miller Road; thence leaving said Road, south 24° 30' West a distance of 941.31 feet to an existing corner post; thence north 78° 15' west 1212.39 feet to an iron pin; thence north 78° 43' west 419.60 feet to an existing corner post, said point being in the easterly margin of Pennington Bend Road; thence with said Road, north 5° 47' east a distance of 19.81 feet to a point, continuing with said Road, south 89° 17' east a distance of 20 feet to a concrete monument; thence continuing with said Road, north 0° 43' east a distance of 221.40 feet to the point of beginning, containing 36.29 acres, more or less.

SAID property was conveyed to Bettina F. Claxton, now McDonald, by deed from Lee B. Walton and wife, of record in Book 2274, page 84, Register's Office for said County, and devised to her by will of James McElroy Claxton, deceased, of record in Will Book 71, page 440, County Court for said County.

This is unimproved (X) improved ( ) property, known as Pennington Bend Road and L. C. Miller Road, Nashville, Tenn
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 3rd day of August, 19 72.

Bettina F. Claxton McDonald

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Eloise E. Dowe, a Notary Public in and for said County and State, the within named Bettina F. Claxton McDonald,

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3rd day of August 1972.

Commission expires October 28, 1974.

Eloise E. Dowe
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

BETTINA F. CLAXTON (NOW McDonald)

TO

DONOVAN CONSTRUCTION COMPANY OF MINNESOTA, a Minnesota Corporation

B 7 1 2 4 1

IDENTIF. REFERENCE

AUG 11 3 11 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 11 72 CONV * $453,625.00
AUG 11 72 S'TAX A* 1,179.36
AUG 11 72 PR'FEE A* .50
AUG 11 72 M'DEED A* 4.00 * 1,183.86