This instrument prepared by:
DON I. SMITH, ATTORNEY
American Trust Building
Nashville, Tennessee

BOOK 4699 PAGE 695

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
METRO INDUSTRIAL BOARD (NAME)	EXEMPT (NAME)	91-1
P.O. Box 548 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	92
NASHVILLE, TENN. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	pw

For and in Consideration of the sum of One Hundred Thousand and no/100 ---------- ($100,000.00) ---------- *DOLLARS*

cash in hand paid by The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County, a Tennessee Corporation, the receipt of which is hereby acknowledged,

We, CHARLES W. McDOWELL, SR., ROSCOE B. McDOWELL, SR., and ROBERT A. McDOWELL, SR., and McDOWELL DEVELOPMENT CORPORATION, a Tennessee Corporation,

have bargained and sold, and by these presents do transfer and convey unto the said THE INDUSTRIAL DEVELOPMENT BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, a Tennessee Corporation, its successors ~~and~~ *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 the re-subdivision of part of Lot 8 and all of Lots 9, 10, 11, and 12, on the Plan of Cherokee Park Block Z, as of record in Book 4470, page 57, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Morrow Road, said point being the northwest corner of an unnumbered lot, as shown on the plan of West Park, Fourth Addition, as of record in Book 3106, page 85; thence running with the westerly line of said unnumbered lot, south 35° 40' west 120 feet to a concrete monument; thence south 54° 45' east 50 feet to a concrete monument; thence south 35° 40' west 946 feet to a point in the center of Richland Creek; thence with the center of Richland Creek as follows: north 13° 40' west 98.69 feet north 20° 58' west 100.39 feet, north 27° 40' west 102.20 feet, north 20° 23' west 100.31 feet and north 6° 27' west 79.22 feet to a point in the easterly margin of Vernon Avenue; thence with same north 30° 7' east 553.16 feet to the point of intersection with Vernon Avenue and James Avenue, as relocated; thence with said relocation of James Avenue, north 42° 26' 30" east 233.95 feet to a concrete monument in the southerly margin of Morrow Road; thence with same south 54° 45' east 362.36 feet to the point of beginning.

Being the same property conveyed by two deeds, one to Charles W. McDowell, Sr., as to a one-third undivided interest, Roscoe B. McDowell, Sr., as to a one-third undivided interest and Robert A. McDowell, Sr., as to a one-third undivided interest, by deed from T & H Development Company, of record in Book 4156, page 832, Register's Office for said County, and the other conveyed to McDowell Development Corporation, by deed from T & H Development Company, of record in Book 4156, page 828, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 100,000.00

Subscribed and sworn to before me, this the ____ day of April 19 73

Affiant

My commission expires: Nov. 3 1974
(Affix Seal)

Notary Public

This conveyance is made subject to the following:

Easement for sanitary sewer granted City of Nashville by grant from Audrey Garner Goodloe, et al, of record in book 2443, page 288, Register's Office for Davidson County, Tennessee.

Easement for 45-inch brick sewer shown as Sewer 230A-231A on plans in the Office of Department of Public Works of the Metropolitan Government of Nashville and Davidson County, Tennessee.

Ten-foot public utility easement, 15-foot building setback line from Vernon Avenue, and James Avenue, 50-foot building setback line from Morrow Road, 50-foot building setback line along easterly line of premises, easement for construction and maintenance of channel along rear of premises, 10-foot sewer easement, easement for utility pole and street light, an anchor easement, overhang easement, and conditions of owner's certificate, as shown on plan of record in book 4470, page 57, Register's Office for Davidson County, Tennessee.

Easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by Charles W. McDowell, Sr., across premises as set out in instrument of record in book 4654, page 971, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is 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 The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County, a Tennessee Corporation, its successors ~~heirs~~ *and assigns, forever.*

And We *do covenant with the said* The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County, a Tennessee corporation *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,* except taxes for the year 1973 which are prorated and assumed by the Grantee.

And We *do further covenant and bind* ourselves, our successors, *heirs and representatives, to warrant and forever defend the title to the said land to the said* The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County, a Tennessee Corporation, its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 18th *day of* April, *19*73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles W. McDowell, Sr.

Roscoe B. McDowell, Sr.

Robert A. McDowell, Sr.

McDOWELL DEVELOPMENT CORPORATION

By: Robert A. McDowell, President.

~~By:~~ W. Wayne Brackett
Secretary-Treasurer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Betty Poage, a Notary Public in and for said County and State, the within named Charles W. McDowell, Sr., Roscoe B. McDowell, Sr., and Robert A. McDowell, Sr.,

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 Nashville, Tennessee, this 18th day of April, 19 73.

Betty Poage, Notary Public.

Commission Expires 8-11-75

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, Betty Poage, a Notary Public of the State and County aforesaid, personally appeared Robert J. Young, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of the McDowell Development Corporation, 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 18th day of April, 19 73.

Betty Poage
Notary Public

Commission Expires 8-11-75

8.00 * 8.00 A*

APR 19 MISC

WARRANTY DEED

FROM

Charles W. McDowell, Sr. et al.

TO

The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County

C 0 3 0 6 9

IDENTIF. REFERENCE

APR 19 11 04 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE