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

WARRANTY DEED

BOOK 4837 PAGE 468

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M & M Development Company (NAME:)	SAME (NAME:)	97-112
808 S. High Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Columbia, Tenn. 38401 (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 by M & M Development Company, a partnership composed of W. Terrence Mays and J. A. (Buddy) Morgan, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Robert A. McDowell and Theodore H. Lightfoot,

have bargained and sold, and by these presents do transfer and convey unto the said M & M Development Company, a partnership composed of W. Terrence Mays and J. A. (Buddy) Morgan, their successors *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Two Parcels of land in Davidson County, Tennessee, described as follows:

PARCEL NO. 1: Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 1, Section 3, of Priest Lake Center, not of record, described as follows:
Beginning at a point on the southwesterly margin of Old Hickory Boulevard at a point which is south 40° 52' east a total distance of 50 feet from the southeasterly corner of property conveyed in fee simple to Humble Oil & Refining Company, a Delaware Corporation, by deed of record in Book 3862, page 689, Register's Office of Davidson County, Tennessee, and said beginning point also being 660.5 feet, more or less, southeastwardly from the center line of Interstate Highway I-40; thence, with the southwesterly margin of Old Hickory Boulevard, south 40° 52' east a distance of 127 feet to a point; thence, leaving the said margin of Old Hickory Boulevard, south 49° 8' west a distance of 171.5 feet to a point; thence, north 40° 52' west a distance of 127 feet to a point; thence, north 49° 8' east a distance of 171.5 feet to the point of beginning, containing 0.50 acres, more or less.

PARCEL NO. 2: Easement for the benefit of Parcel 1 as created by deed from Robert A. McDowell and Theodore H. Lightfoot to M & M Development Company, a partnership composed of W. Terrence Mays and J. A. (Buddy) Morgan dated July 19, 1974, and recorded in Book 4837, page 468, Register's Office of Davidson County, Tennessee, for ingress and egress over and across the premises described as follows:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 50,000.00

Affiant

Subscribed and sworn to before me this the 31st day of July, 1974

Notary Public

My commission expires: Sept 4 1975 (Affix Seal)

Beginning at a point on the southwesterly margin of Old Hickory Boulevard, said point being the same point of beginning as is set forth in the description of parcel No. 1 above described; thence, with the northwesterly line of the property above described as Parcel No. 1, south 49° 08' west a distance of 50 feet to a point; thence, north 04° 08' east a distance of 70.71 feet to the southeasterly corner of property conveyed in fee simple to Humble Oil & Refining Company, a Delaware Corporation, by deed of record in Book 3862, page 689, Register's Office of said County; thence, with the southwesterly margin of Old Hickory Boulevard south 40° 52' east a distance of 50 feet to the point of beginning.

Parcel No. 1 and Parcel No. 2, above described, comprise part of the property conveyed to Robert A. McDowell and Theodore H. Lightfoot by deed from Joe Edward Haralson and wife, Naomi Haralson, of record in Book 4471, page 541, Register's Office of 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 M & M Development Company, a partnership composed of W. Terrence Mays and J. A. (Buddy) Morgan, their successors *heirs and assigns, forever.*

And We *do covenant with the said* M & M Development Company, a partnership as aforesaid *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 for 1974 taxes which are prorated and to be paid by the sellers; and a perpetual 50-foot easement for fill spillover purposes granted Humble Oil & Refining Company, affecting part of subject property under Parcel 2 above, as more fully described in the deed of record in book 3862, page 689, Register's Office for said County; and the terms, provisions, and conditions related to the instrument creating the easement described as Parcel No. 2 above.

And We, Robert A. McDowell and Theodore H. Lightfoot, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* M & M Development Company, a partnership as aforesaid, their successors, *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 19th *day of* July, *19* 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Theodore H. Lightfoot

Robert A. McDowell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, William J Butler, a Notary Public in and for said County and State, the within named Robert A. McDowell and Theodore H. Lightfoot,

the bargainor s, 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 22nd day of July, 19 74.

William J Butler, Notary Public.

Commission Expires July 28, 1976

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

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, ..., 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.....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.

224328

WARRANTY DEED

FROM

Robert A. McDowell & Theodore H. Lightfoot

TO

M & M Development Company, a Partnership

JUL 24 '74 STAX
JUL 24 '74 PRFEE
JUL 24 '74
CONV
W/DEED

50,000.00

A* 130.00
A* .50
A* 8.00 * 138.50

IDENTIF. REFERENCE

C 6 4 4 7 7

JUL 24 12 13 PM '74

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TENN.

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Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208