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

WARRANTY DEED

BOOK 4876 PAGE 314

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thompson & Green Machinery Company, Inc. (NAME)	Same (NAME)	106-2 p. 9418
700 Murfreesboro Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
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 by Thompson & Green Machinery Company, Inc., a Tennessee corporation, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

McDowell Development Corporation, a Tennessee corporation, has ~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* Thompson & Green Machinery Company, Inc., a Tennessee corporation, its successors ~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Two tracts of land in the 3rd Civil District of Davidson County, Tennessee, described as follows:

TRACT NO. 1: A tract of land in the 3rd Civil District of Davidson County, Tennessee; being all of Lots Nos. 9 and 10 on the map of the B. E. Matthews' Subdivision, of record in Plan Book 57, page 112, Register's Office for said County; being part of lot No. 21 on the plan of the Edward Trabue Property, as of record in Minute Book "I", pages 190 and 191, United States Circuit Court at Nashville, Tennessee; and being the easterly part of lot No. 94 and portions of other lots on the unrecorded plat of a proposed subdivision of the Garth Property, described according to a survey made by W. B. Southgate, Surveyor; and being more particularly described according to a survey by Parrish-Ragan, Inc., Job No. 73-223, dated December 5, 1973, as follows: Beginning at an existing monument on the southerly margin of Elm Hill Pike (formerly Stones River Road or Chicken Pike), that point being the northwest corner of the property conveyed to Ebeneezer A. M. E. Church, of record in Book 2694, page 395, Register's Office of Davidson County, Tennessee; thence, leaving the said margin of Elm Hill Pike and with the westerly boundary line of the Ebeneezer A. M. E. Church property South 07° 37' West a distance of 77.27 feet to an existing monument; thence, North 88° 39' East a distance of 25.80 feet to an iron pin; thence, South 06° 01' West 122.40 feet to an iron pin; thence, South 86° 33' East 71.76 feet to an existing monument, said monument being a common corner between the herein described tract and the previously mentioned church property and the property conveyed to the Davidson County Board of Education (Mount Zeno School), of record in Book 626, page 678, Register's Office of Davidson County, Tennessee; thence, with the westerly boundary line of the said Board of Education property South 22° 55' West 274.77 feet to an existing highway monument; thence, South 21° 53' West 29.83 feet to

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 300,000.00

Subscribed and sworn to before me this the 14 day of December, 1974

Affiant

My commission expires (Affix Seal)

Notary Public

an existing highway monument in the northerly right-of-way of Interstate Highway I-40; thence, with a northerly right-of-way of Interstate Highway I-40 North 60° 42' West a distance of 496.60 feet to an existing highway monument; thence, continuing with the northerly right-of-way of Interstate Highway I-40, North 57° 50' West 271.64 feet to an iron pin, said iron pin being in the northerly right-of-way of Interstate Highway I-40, being a common corner between the herein described tract and the B. E. Matthews' Subdivision, as of record in Plan Book 57, page 112, Register's Office of said County; thence, leaving the northerly right-of-way of Interstate Highway I-40, with the southerly boundary line of the said B. E. Matthews' Subdivision North 88° 32' East 175.80 feet to an existing iron pin in concrete; thence, continuing with the southerly boundary line of the said B. E. Matthews' Subdivision, North 88° 31' East 51.70 feet to an existing monument, said point being the common southerly corner of Lot No. 8 and Lot No. 9 of the said B. E. Matthews' Subdivision; thence, with the common line between said Lot No. 8 and Lot No. 9 of the B. E. Matthews' Subdivision, North 5° 39' East 143.68 feet to an existing monument in the southerly margin of Elm Hill Pike; thence, with the southerly margin of Elm Hill Pike South 83° 16' East a distance of 415.96 feet to an iron pin; thence, continuing with said margin South 84° 37' East a distance of 52.36 feet to the point of beginning, containing 4.87 acres, more or less.

TRACT NO. 2: A tract of land in the 3rd Civil District of Davidson County, Tennessee; being parts of Lots Nos. 3 and 4 on the plan of the Edward Trabue Property, as of record in Book "I", pages 190 and 191, United States Circuit Court at Nashville; and being part of the proposed subdivision of the Garth property, not of record, as shown on the survey by W. B. Southgate, Surveyor; and being more particularly described according to a survey by Parrish-Ragan,

Inc., Job No. 73-223, dated December 5, 1973, as follows:
Beginning at an iron pin at the intersection of the northwesterly margin of the Louisville and Nashville Railroad and the southerly margin of Elm Hill Pike (formerly Stones River Road or Chicken Pike); thence, with the northwesterly margin of the said Louisville and Nashville Railroad South 51° 19' West a distance of 611.67 feet to an iron pin; thence, continuing with said margin South 47° 35' West a distance of 84.47 feet to an iron pin; thence, continuing with said margin South 48° 33' West a distance of 223.37 feet to an iron pin; thence, continuing with said margin South 61° 05' West 92.88 feet to an iron pin; thence, leaving the northwesterly margin of the said Louisville and Nashville Railroad, North 14° 48' East a distance of 58.34 feet to an existing highway monument; thence, North 69° 47' West a distance of 215.41 feet to an existing highway monument; thence, North 60° 42' West a distance of 98.44 feet to an existing highway monument; thence, North 21° 53' East a distance of 29.83 feet to an existing highway monument, a common corner between the herein described tract and the property conveyed to Davidson County Board of Education, of record in Book 626, page 678, Register's Office of Davidson County, Tennessee; thence with the southerly boundary line of said Board of Education property South 62° 24' East 119.02 feet to an iron pin; thence, North 86° 20' East 125.48 feet to an iron pin, being in the southerly terminus of a 50-foot road, as referred to in the instrument of record in Book 2490, page 483, Register's Office of said County; thence, with the easterly margin of said 50-foot road North 23° 13' East 491.44 feet to an iron pin in the southerly margin of Elm Hill Pike; thence, with said margin North 88° 10' East a distance of 308.52 feet to an existing monument; thence, continuing with said margin North 88° 01' East a distance of 318.02 feet to the point of beginning, containing 5.20 acres, more or less.

Excluded from the said TRACT NO. 2 above described is a certain tract of land conveyed to the State of Tennessee by deed from Davidson County Board of Education, a portion of which is described in accordance with the State of Tennessee Highway Plan (I-40-4(4)209, Sheet 13, dated September 14, 1960) and by survey of Parrish-Ragan, Inc., dated December 5, 1973, as follows:
Beginning at an existing highway monument in the northerly right-of-way of I-40, said point being the most southwesterly corner of said TRACT NO. 2 above described; thence, North 21° 53' East a distance of 29.83 feet to an existing highway monument; thence, South 62° 24' East 119.02 feet to an iron pin; thence, South 87° 00' West a distance of 56 feet, more or less, to a point; thence, North 60° 42' West a distance of 67 feet, more or less, to the point of beginning, containing 0.06 acres, more or less.

Also excluded from the above described TRACT NO. 2 is a tract of land described in accordance with the State of Tennessee Highway Plan (I-40-4 (4)209, Sheet 13, dated September 14, 1960) and by survey of Parrish-Ragan, Inc., dated December 5, 1973, and described as follows:
Beginning at an iron pin at the intersection of the northwesterly margin of the Louisville and Nashville Railroad and the southerly margin of Elm Hill Pike; thence, with the northwesterly margin of the said Louisville and Nashville Railroad South 51° 19' West 611.67 feet to an iron pin; thence, continuing with said margin South 47° 35' West a distance of 84.47 feet to an iron pin; thence, continuing with said margin South 48° 33' West a distance of 223.37

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

feet to an iron pin, being the TRUE POINT OF BEGINNING; thence, South 61° 05' West 92.88 feet to an iron pin; thence, North 14° 48' East a distance of 58.34 feet to an existing highway monument; thence, North 69° 47' West a distance of 83 feet, more or less, to a point; thence, North 25° 00' East a distance of 30 feet, more or less, to a point; thence, South 69° 51' 33" East a distance of 72 feet, more or less, to a point; thence, South 41° 30' East a distance of 63 feet, more or less, to a point; thence, northeastwardly 17 feet, more or less, to the TRUE POINT OF BEGINNING, containing 0.11 acres, more or less.

Being the same property conveyed to McDowell Development Corporation by deed from Thompson & Green Machinery Company, Inc. of record in Book 4775, page 525, Register's Office for Davidson County, Tennessee.

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

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 Thompson & Green Machinery Company, Inc., its successors ~~heirs~~ *and assigns, forever.*

And it does ~~do~~ *covenant with the said* Thompson & Green Machinery Company, Inc., *that* it is *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 will be paid by the Grantee, and as otherwise noted herein.

And it does ~~do~~ *further covenant and bind* itself, its successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Thompson & Green Machinery Company, Inc., its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness hand this 19 *day of* February, 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.*

McDOWELL DEVELOPMENT CORPORATION

By: [signature]

By: [signature] President

.....

.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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....., *Tennessee, this*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

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, William J. Butler, *a Notary Public of the State and County aforesaid, personally appeared* and, *with whom I am personally acquainted, and who, upon oath, acknowledged* themselves ~~himself~~ *to be* and ..... *of the* McDOWELL DEVELOPMENT CORPORATION, *the within named bargainor, a corporation, and that* he *as such* President and Secretary-Treas., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* themselves ~~himself~~ *as* President and Secretary-Treas.

Witness my hand and seal, at office in Nashville, Tennessee, *this* 19th *day of* December, *19*74.

William J Butler
Notary Public

Commission Expires: July 28, 1976

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

McDOWELL DEVELOPMENT CORPORATION

TO

THOMPSON & GREEN MACHINERY COMPANY, INC.

C8 20 046

IDENTIF. REFERENCE

DEC 19 11 39 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DEC 19 CONV
DEC 19 STAX
DEC 19 PRFEE
DEC 19 WDEED

* 360,000.00
A* 780.00
A* .50
A* 10.00 * 790.50

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First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208