This instrument prepared by:
Michael Franks, Attorney
Manier,White,Herod,Hollbaugh & Smith
Home Federal Tower
230-4th Avenue, North
Nashville, Tennessee 37202

BOOK 4937 PAGE 947

TRUSTEE'S QUITCLAIM DEED

Address New Owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
Robert A. McDowell Charles W. McDowell	Same	154
University of Tennessee P. O. Box 149 Nashville, Tenn. 37202	Same	12-20 PW

WHEREAS, Beebe P. Lewis executed an Installment Deed dated March 27, 1973, and recorded in Book 4695, page 10, Register's Office for Davidson County, Tennessee, in which Installmant Deed said Beebe P. Lewis transferred and conveyed the property to Don L. Smith, Trustee, to secure the payment of the indebtedness therein described; and

WHEREAS, the indebtedness secured by said Installment Deed is in default and the true and lawful holders of said indebtedness have declared the entire indebtedness due and payable and have called upon said Trustee to foreclose under said Installment Deed; and

WHEREAS, said Trustee has advertised said property for sale in accordance with the terms of said Installment Deed and has offered said land for sale at Noon on June 25, 1975, at public auction, at the Front Door of the Court House, in Davidson County, Tennessee, to the highest bidder for cash, free of the equity of redemption, homestead, dower and all other exemptions of every kind, but subject to all unpaid taxes which are a lien upon said property on the day of sale, to all other restrictions, easements, and prior encumbrances which are of record or may effect title to the premises, at which time Robert A. McDowell, Charles W. McDowell, and The University of Tennessee, a Tennessee corporation, as tenants in common, became the last and highest bidder at the price of One Hundred Eighty-Seven Thousand Seventeen and 25/100 ($187,017.25) Dollars.

NOW, THEREFORE, I, Don L. Smith, acting as Trustee, in consideration of the premises and for One Hundred Eighty-Seven Thousand Seventeen and 25/100 ($187,017.25) Dollars consideration represented by the extinguishment of existing debt, the receipt of which is hereby acknowledged, have bargained and sold and by these presents do hereby transfer and convey to Robert A. McDowell, Charles W. McDowell, and The University of Tennessee, a Tennessee corporation, as tenants in common, their successors and assigns, the following tract of land in Davidson County, Tennessee, more particularly described as follows:

This conveyance is subject to an easement for the right-of-way of a Tennessee Valley Authority Transmission line, as depicted on the survey of Turner Engineering Company, Inc., Consulting Engineers, dated June 9, 1966, and revised February 14, 1973, and February 26, 1973.

This is unimproved property.

TO HAVE AND TO HOLD said real estate, together with all hereditaments, easements, appurtenances and improvements thereunto belonging, free from the equity of redemption and all other rights and exemptions to the said Robert A. McDowell, Charles W. McDowell, and The University of Tennessee, a Tennessee corporation, as tenants in common, in as full and ample a manner as the said Trustee has power to convey the same.

IN WITNESS WHEREOF, I, Don L. Smith, Trustee, have executed this Deed on the 25th day of July, 1975.

Don L. Smith, Trustee

AUG-1 75 CONV 90,000.00
AUG-1 75 CONV 97,017.25
STATE OF TENNESSEE)
AUG-1 75 S'TAX A* 486.20
COUNTY OF DAVIDSON)
AUG-1 75 PR'FEE A* .50
AUG-1 75 W'DEED A* 6.00 * 492.70

The actual consideration or value, whichever is greater, for this transfer is One Hundred Eighty-Seven Thousand Seventeen and 25/100 ($187,017.25) Dollars.

Paul A. Matthews
Affiant

Sworn to and subscribed before me, this 25th day of July, 1975.

Notary Public
My Commission Expires November 23, 1977
My commission expires: _____

IDENTIF. REFERENCE
AUG 1 3 24 PM '75
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

D09394

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Ruth P. Smith, a Notary Public in and for said County and State, the within named DON L. SMITH, TRUSTEE, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of July, 1975.

Notary Public

My Commission Expires November 23, 1977
My comm. expires: _____

TRACT NO. 1 Land in the 9th Civil District of Davidson County, Tennessee, being the McPherson Tract, as depicted on the survey by Turner Engineering Company, Inc., Consulting Engineers, dated June 9, 1966, and revised February 14, 1973, and revised February 26, 1973, and described more particularly as follows:

Beginning at a point in the easterly margin of South Harpeth Road, said point being the most westerly northwest corner of the tract herein described; thence north 50° 43' east 582 feet to a point; thence north 49° 20' east 590 feet to an 18 inch oak tree; thence north 70° 22' east 192 feet to a point; thence north 14° 28' east 1,488 feet to a 14 inch beech tree; thence south 87° 55' east 2,146 feet to an iron pin in the fence; thence south 86° 53' east 408 feet to a point; thence south 3° 05' west 865 feet to a point; thence south 22° 01' east 1,023 feet to a point; thence south 34° 10' west 74.25 feet to a point; thence south 28° 03' east 660 feet to a point; thence south 1° 54' west 792 feet to a point in the fence; thence south 88° 04' west 58 feet to an iron pin by others; thence south 43° 18' west 490 feet to a fence corner; thence south 30° 04' west 198 feet to a 20 inch dead oak; thence south 16° 06' west 527 feet to a 10 inch oak; thence south 25° 20' west 225 feet to a 24 inch dead beech tree; thence north 66° 44' west 155 feet to a point in the northeasterly margin of South Harpeth Road; thence with the said margin of South Harpeth Road and with a curve to the left northwestwardly 2,140 feet to a point; thence leaving the said margin of South Harpeth Road north 37°07' east 261.3 feet to an iron pin; thence north 42° 28' west 280.7 feet to an iron pin; thence north 61° 03' west 300 feet to an iron pin; thence south 40° 47' west 301 feet to a point in the northeasterly margin of South Harpeth Road; thence continuing with said margin of South Harpeth Road northwestwardly 1,762 feet to the point of beginning, containing 296.5 acres, more or less.

Being the same property conveyed to Beebe P. Lewis by Installment Deed from Robert A. McDowell, Charles W. McDowell, and The University of Tennessee, a Tennessee corporation, of record in Book 4695, page 10, Register's Office of Davidson County, Tennessee.

TRACT NO. 2: Land in the 9th Civil District of Davidson County, Tennessee, and being the Greer Tract, as depicted on the survey by Turner Engineering Company, Inc., Consulting Engineers, dated June 9, 1966, and revised February 14, 1973, and revised February 26, 1973, and more particularly described as follows:

Beginning at an axle by corner post, said point being the most easterly corner of the tract herein described; thence south 3° 47' west 980 feet to a 30 inch beech tree; thence north 87° 21' west 1,024 feet to a point in a hollow; thence south 10° 34' west 410 feet to a 12 inch hickory tree; thence south 2° 40' west 730 feet to a forked locust tree in a fence corner; thence south 65° 04' west 841 feet to a point, a break in the fence; thence south 55° 55' west 345 feet to a 12 inch hickory tree; thence south 46° 46' west 302 feet to a 15 inch hickory tree; thence south 55° 12' west 283 feet to a post; thence south 22° 11' west 73 feet to a point in a fence; thence north 61° 22' west 493 feet to a 15 inch maple tree; thence north 81° 34' west 342 feet to a tree; thence south 88° 47' west 412 feet to a 18 inch sassafras tree; thence north 85° 02' west 363 feet to an iron pin by others; thence south 76° 14' west 363 feet to a stake by others; thence south 88° 04' west 244 feet to a point in a fence; thence north 1° 54' east 792 feet to a point; thence north 28° 03' west 660 feet to a point; thence north 34° 10' east 74.25 feet to a point; thence north 22° 01' west 1,023 feet to a point; thence north 3° 05' east 865 feet to a point; thence south 86° 53' east 508 feet to a 24 inch gum tree; thence south 83° 43' east 1,502 feet to a white oak tree; thence south 86° 37' east 1,430 feet to a 30 inch hollow beech corner; thence south 85° 55' east 2,019 feet to the point of beginning, containing 294 acres, more or less.

Being the same property conveyed to Beebe P. Lewis by Installment Deed from Robert A. McDowell, Charles W. McDowell, and The University of Tennessee, a Tennessee corporation, of record in Book 4695, page 10, Register's Office of Davidson County, Tennessee.