This instrument prepared by:
Don L. Smith, Attorney
Home Federal Tower
Nashville, Tn. 37219

mail

BOOK 5054 PAGE 978

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James H. Jeffers and Wayne R. Jeffers	Same	
Jones Brothers Auctioneers Highway U.S. 11-E	" (NAME)	106-11
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	7
Jonesboro, TN. 37659 (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 and other good and valuable considerations, the receipt of which is hereby acknowledged,

AUG-6??	CONV	95,000.00			
AUG-6?? S'TAX			B*	247.00	
AUG-6?? PR'FEE			B*	.50	
AUG-6??	W'DEED		B*	6.00	* 253.50

McDowell Development Corporation, a Tennessee corporation, has
----------*have bargained and sold, and by these presents do transfer and convey unto*
the said James H. Jeffers and Wayne R. Jeffers, as tenants in common,
their ----------*heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 6th Civil District of Davidson County, Tennessee, being Lot No. 13 on the plan of Interstate Park South of record in Book 4460, page 29, Register's Office for said County, and being more fully described as follows:

Beginning at a point in the northerly margin of New Hill Avenue at the southeast corner of Reserved Parcel "B", shown on said plan; thence with the eastern boundary line of said parcel north 43° 19' east 68.82 feet, and north 65° 21' east 93.9 feet to the southerly margin of Interstate Highway 40; thence with same south 24° 39' east 167.07 feet; thence south 82° 58' west 119.32 feet to the northerly margin of said New Hill Avenue; thence with same westwardly 119.28 feet to the beginning.

Being part of the property conveyed to McDowell Development Corporation by deed from Joe M. Rodgers and Associates, Inc., of record in Book 4416, page 154, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a ten foot easement for public utilities and drainage, 15 foot building setback line from New Hill Avenue, and conditions of owners certificate, as shown on plan of record in Book 4460, page 29, 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 95,000.00

Affiant

Subscribed and sworn to before me, this the 22nd day of July, 1976

My Commission Expires Sept. 8, 1979

Notary Public

My commission expires: ----------

(Affix Seal)

It is understood and agreed by the parties hereto that this conveyance is made subject to a Deed of Trust of record in Book 4580, page 277, Register's Office for Davidson County, Tennessee, securing payment of a note in the original principal amount of Seventy Thousand ($70,000.00) Dollars, plus interest at the rate of eight and one-half (8 1/2%) percent per annum, payable in monthly installments and it is further understood and agreed by the parties that the Grantee herein does not assume any personal liability for payment of such indebtedness.

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 James H. Jeffers and Wayne R. Jeffers, their ..... *heirs and assigns, forever.*

And it does ~~do~~ *covenant with the said* James H. Jeffers and Wayne R. Jeffers ..... *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 1976 taxes which are prorated and assumed by 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* James H. Jeffers and Wayne R. Jeffers, their ..... *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness ..... *hand* ~~s~~ *this* 22nd *day of* July, *19* 76, *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] Chairman

By: [signature], Sec.-Treasur

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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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

FILED AUG 6 4 04 PM '76
DAVIDSON COUNTY, TENN.
REGISTER

D 62186

Before me, William J. Butler, *a Notary Public of the State and County aforesaid, personally appeared* Robert A. McDowell and DeWayne Baskette themselves, *with whom I am personally acquainted, and who, upon oath, acknowledged* self *to be* Chairman and Sec-Treas. *of the* McDowell Development Corporation, *the within named bargainor, a corporation, and that* they *he as such* Chairman and Sec-Treas., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* themselves *self as* Chairman and Sec-Treas.

Witness my hand and seal, at office in Nashville, Tennessee, *this* 22nd *day of* July, *19* 76.

William J. Butler
Notary Public

Commission Expires 7-6-78, 1976

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE