Prepared By:
Don L. Smith
Home Federal Tower
Nashville, Tennessee 37219

BOOK 5147 PAGE 310

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara Tea (NAME:)	Same (NAME:)	148-177
818 Bath Lane (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	
Kettering Ohio 45429 (CITY) (P. O. ZONE) (STATE)	Same (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, receipt and sufficiency of which are acknowledged,

McDowell Development Corporation has *have bargained and sold, and by these presents do transfer and convey unto the said* Barbara F. Tea (hereinafter "grantee"), her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A tract of land in Davidson County, Tennessee, being Lot No. 3 on the plan of Antioch Center, as of record in Book 5060, page 113, Register's Office for said County, (being a resubdivision of Lot No. 3, Antioch Center which was of record in Book 4715, page 51, Register's Office for said County) and being more particularly described as follows:

Beginning at a point on the westerly right-of-way of Cummings Park Drive at the northeasterly corner of Lot No. 3, Antioch Center as of record in Book 5060, page 113, Register's Office for Davidson County, Tennessee, thence; with the westerly right-of-way of Cummings Park, South 1° 41' 00" West, 196.08 feet to a point at the northerly end of the westerly return curve at Cummings Park Drive and Richards Road, thence; with the return curve to the right (radius 30.0') southwesterly a distance of 47.24 feet to a point on the northerly right-of-way of Richards Road, thence; with the northerly right-of-way of Richards Road, with a curve to the right (radius 7088.60') westerly a distance of 105.21 feet to a point, thence; with a line severing Lot No. 3 North 2° 45' 08" East, 225.90 feet to a point in the northerly line of said Lot No. 3, thence; with the northerly line of said Lot No. 3, South 87° 54' East, 131.11 feet to the point of beginning and containing 0.687 acres, more or less.

Being part of the property conveyed to McDowell Development Corporation, by deed from William J. Wilson, Jr. and wife, Patricia S. Wilson, of record in Book 4492, page 85, Register's Office for said County, and also being part of the property conveyed to McDowell Development Corp., by deed from Thomas L. Cummings, Jr., of record in Book 4682, page 442, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 160,000.00

Subscribed and sworn to before me, this the 13th day of May, 19 79

Affiant

My commission expires: 11-15-82

Notary Public

(Affix Seal)

This conveyance is subject to:

1. Lease between McDowell Development Corporation, and United States Postal Service, of record in Book 4843, page 409, Register's Office for Davidson County, Tennessee.

2. Ten-foot public utility and drainage easement across the rear part of lot, a 30-foot building setback line from Richards Road, a 15-foot building setback line from Cummings Park Drive, and an overhang easement along the easterly part of said lot, and conditions of owner's certificate, as shown on plan of record in Book 5060, page 113, 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 grantee, her *heirs and assigns, forever.*

And it *do covenant with the said* grantee *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 1977 taxes, a lien but not yet due and payable, which are prorated at closing and assumed by grantee, and as otherwise noted herein.

This conveyance includes all of grantor's right, title and interest as lessor in and to the lease hereinabove referred to.

And it *do further covenant and bind* itself, its successors and assigns ~~*heirs and representatives*~~ *to warrant and forever defend the title to the said land to the said* grantee, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness its *hand this* 13th *day of* May, *19*77, *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]
Title: President

By: [signature]
Title: Secretary-Treasurer

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 T. Butler *, a Notary Public of the State and County aforesaid, personally appeared* Robert F. Smith & John Campbell, Jr. *, with whom I am personally acquainted, and who, upon oath, acknowledged* them *self to be* President & Sec.-Treas. *of the* McDOWELL DEVELOPMENT CORPORATION *, the within named bargainor, a corporation, and that* he *as such* President & Sec.-Treas. *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* them *self as* President & Secretary-Treasurer

Witness my hand and seal, at office in Nashville, Tennessee *, this* 13th *day of* May *, 19*77*.*

William T. Butler
Notary Public

Commission Expires July 25, 1980 *.*

WILLIAM T. BUTLER
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

WARRANTY DEED

FROM

McDowell Development Corporation

TO

Barbara F. Tea

MAY 13 77 CONV 90,000.00
MAY 13 77 CONV 70,000.00
MAY 13 77 STAX B* 416.00
MAY 13 77 RFEE B* .50
MAY 13 77 DEED B* 8.00 * 424.50

E0 37 92

IDENTIF. REFERENCE

MAY 13 4 00 PM '77

FILED & RECORDED
DAVIDSON CO. TENN.
REGISTER

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