Prepared by Don L. Smith, Attorney
MANIER, WHITE, HEROD, HOLLABAUGH & SMITH
Home Federal Tower
Nashville, TN. 37219

WARRANTY DEED

BOOK 5269 PAGE 6

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leonard A. Nixon, et ux	Leonard A. Nixon et ux.	To be assigned
(NAME) 3528 ISKAGNA DR.	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Knoxville 37919	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00) *Dollars,*

Cash in hand paid,

McDowell Development Corporation, a Tennessee corporation

have this day bargained and sold, and do hereby transfer and convey unto the said

Leonard A. Nixon and wife, Ruth B. Nixon

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: A tract of land in Interchange City Industrial Park, Davidson County, Tennessee as described by a survey of Hart-Freeland & Roberts, dated March 30, 1978, more particularly described as follows:

Being at a concrete monument in the southeasterly margin of Heil-Quaker Blvd. said point being a distance of 440 feet northeast of the centerline of Firestone Parkway; thence along the margin of Heil-Quaker Blvd. N 45° 33' E, a distance of 353.20 feet; thence continuing along a curve to the left with a radius of 1175.92 feet a distance of 232.17 feet to a concrete monument, said point being 60 feet south of the southwest corner of the Realty International, Inc. property; thence S 58° 38' E, a distance of 109.74 feet; thence S 81° 31' E a distance of 420.00 feet; thence S 4° 34' E, a distance of 157.00 feet; thence S 57° 20' 06" W, a distance of 779.83 feet; thence N 44° 27' W, a distance of 380.00 feet to the point of beginning containing an area of 7.72 acres.

Being part of the property conveyed to McDowell Development Corporation by deed from Willie Lee Tune and wife, Willie Dell Tune of record in Book 4419, page 194, and by deed from E. W. Waldron, Jr., and wife, Inez M. Waldron, Vester Waldron and wife, Charlene J. Waldron, and Roy L. Waldron and wife, Joyce Waldron of record in Book 4466, page 216, 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 $ 173,000.00

Subscribed and sworn to before me, this the 3 day of April 19 75

Affiant

My commission expires: My Commission Expires Sept. 8, 1979 (Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON CO. TENN.

This is unimproved (X) improved ( ) property, known as ..... (House Number) (Street) P. O. Address: ..... City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Leonard A. Nixon and wife Ruth B. Nixon

(successors), heirs and assigns forever, it does *covenant that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

Except as noted on the reverse hereof*

it does *further covenant and bind* itself, its *heirs and representatives, to warrant and forever defend the title to said real estate to said* Leonard A. Nixon and wife, Ruth B. Nixon

(successors), heirs and assigns, against the lawful claims of all persons.

Witness ..... *hand* ..... *this* 3 *day of* April, 1978, *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: Willie L. Tune, PRESIDENT

BY: Robert F. Smith VICE CHAIRMAN

*STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *, a Notary Public in and for said County and State,* .....

.....

.....

the within named 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 TENNESSEE }
COUNTY OF DAVIDSON }

Before me, JOHN B. CUSHMAN *, a Notary Public of the State and County aforesaid, personally appeared* Carl H. Vereen and Robert F. Smith *, with whom I am personally acquainted, and who, upon oath, acknowledged* themself *to be* President and Vice Chairman *of the* McDOWELL DEVELOPMENT CORPORATION *, the within named bargainor, a corporation, and that* he *as such* President & Vice Chairman *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* themself *as* President and Vice Chairman

Witness my hand and seal, at office in Nashville, Tennessee *this* 3rd *day of* April *, 19* 78

Commission expires My Commission Expires July 31, 1978 ..... *Notary Public*

*This conveyance is subject to:

(a) Fifty-foot easement for a pipe line granted Colonial Pipeline Company by E. O. Sanders and wife, over and across premises, also the right to construct additional pipe lines parallel to the first pipe line constructed as set out in instrument of record in Book 3616, page 445, Register's Office for said County.

(b) Unrecorded plan shows a 20 foot drainage and utility easement along Heil Quaker Blvd. and a 10 foot drainage and utility easement along all other margins of premises.

(c) 1978 taxes have been prorated and will be paid by Seller. 1979 and thereafter taxes are assumed by the Buyer.

CO 113,700.00	MO
WD 4.00	MS
TD	ST 451.62
CC	ST
MR	PF 50
UCC	TOTAL 456.12

WARRANTY DEED

FROM

TO

57834

IDENTIFICATION REFERENCE

APR 4 9 29 AM '78

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238