PREPARED BY:
Bass, Berry & Sims (WBJ/js)
2700 First American Center
Nashville, Tennessee 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The S. K. Wellman Corp. (NAME)	SAME (NAME)	P/O 175-100
200 Egbert Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	BOOK 5380 PAGE 934
Bedford, Ohio 44146 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Two Hundred Forty-One Thousand Seven Hundred Twenty-One ($241,721.00) *DOLLARS*

Cash in hand paid by The S. K. Wellman Corp., an Ohio corporation, the receipt of which is hereby acknowledged, McDowell Development Corporation, a Tennessee corporation,

has does ~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* The S. K. Wellman Corp. its successors and ~~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 the second, formerly the fifth civil district of Davidson County, Tennessee and described according to a survey, dated December 19, 1978, by Hart-Freeland-Roberts, Inc., as follows:

Beginning at a point in the westerly right-of-way of Heil-Quaker Boulevard, said point being at the northerly terminus of a radius return of a proposed road and being 1086.79 feet from the centerline of Corporate Place extended as measured along the westerly right-of-way of Heil-Quaker Boulevard, thence,

1. Westerly and southerly with a 25.0 feet radius a distance of 39.27 feet to a point on the northerly margin of a proposed road, thence,
2. Along the northerly margin of said proposed road N85° - 45'W a distance of 700.61 feet to a point, thence,
3. Leaving said road N4°-15'E a distance of 617.76 feet to a point, thence,
4. S85° - 45'E a distance of 725.61 feet to a point on the westerly right-of-way of Heil-Quaker Boulevard, said point being at the center of a concrete box culvert under Heil-Quaker Boulevard, thence,
5. Along the westerly right-of-way of Heil-Quaker Boulevard S4° - 15'W a distance of 592.76 feet to the point of beginning and containing 448,072 square feet or 10.286 acres.

Being part of the same property conveyed to McDowell Development Corporation by Deed from Rellie Sadler and wife, Mary K. Sadler of record in Book 4416, page 834, 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 $241,721.00

Affiant

Subscribed and sworn to before me, this the 27th day of December, 1978

My commission expires: March 10, 1979

(Affix Seal)

Notary Public

MICHAEL S. PEEK NOTARY PUBLIC AT LARGE STATE OF TENN.

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BOOK 5380 PAGE 935

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IDENTIF. REFERENCE

JAN 2 3 12 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JAN-29-79	CONV	20,000.00	241,121.00	
JAN-29-79	CONV	80,000.00		
JAN-29-79	CONV	61,721.00		
JAN-29-79	S'TAX		B* 128.42	
JAN-29-79	PR'FEE		B* .50	
JAN-29-79	W'DEED		B* 6.00	* 634.92

unimproved (X)
This is improved ( ) property, known as Heil-Quaker Boulevard, Nashville, Tennessee
(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 The S. K. Wellman Corp. its successors ~~heirs~~ *and assigns, forever.*

And Grantor does ~~xxx~~ *covenant with the said* The S. K. Wellman Corp. *that* Grantor 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 1978 real property taxes, except for restrictive covenants of record in Book 4673, page 508, R.O.D.C.T., xxx except for an easement for the flow of a creek located generally at the northeast corner of said property, and except for such sewer, drainage, and public utility easements as shall be required by the Metropolitan Planning Commission within the boundaries of said lot in connection with the filing of necessary plats, but not to exceed 20 feet in width with respect to the southerly, easterly and northerly ~~xxx~~ boundaries and 10 feet with respect to the westerly boundary of said lot.

And Grantor does *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* The S. K. Wellman Corp. its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness its *hand this* 29 *day of* December, *19* 78, *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 Carl H. Queen, PRES.

Attest:

John W. Campbell

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, Michael S. Peek, a Notary Public of the State and County aforesaid, personally appeared Carl H. Vereen & John W. Campbell Jr., with whom I am personally acquainted, and who, upon oath, acknowledged them self to be President and Secretary of the McDowell Development Corporation, the within named bargainor, a corporation, and that they as such President & Secretary, 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 and Secretary.

Witness my hand and seal, at office in Nashville, Tennessee, this 29th day of December, 1978.

Michael S Peek
Notary Public

NOTARY PUBLIC AT LARGE

Commission Expires March 10, 1979