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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
City of LaVergne, Tenn.	SAME	Not in
(NAME:) P. O. Box 38	(NAME:)	Davidson
(STREET ADDRESS OR ROUTE NUMBER) LaVergne, Tenn. 37086	(STREET ADDRESS)	County T.S.
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten ($10.00) *DOLLARS*

McDOWELL DEVELOPMENT CORPORATION

F. 2 5 7 2 1.

IDENTIF. REFERENCE

APR 24 3 27 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Grantor has ~~xxxx~~ *bargained and sold, and by these presents does ~~xxx~~ transfer and convey unto the said* City of LaVergne its successors and ~~xxxxx~~ *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 being more particularly described as follows:

Beginning at a point on the northeasterly right-of-way of Heil Quaker Boulevard, said point being the northwesterly corner of Section Four, Interchange City Industrial Park evidenced in Plat Book 4300, Page 120, Register's Office for Davidson County, Tennessee, said point also being southerly 1116.92' (as measured along the northeasterly right-of-way of Heil Quaker Boulevard) from the southerly terminus of the southwesterly return from Firestone Boulevard; thence with the northeasterly right-of-way of Heil Quaker Boulevard northwesterly with an 849.95' radius curve to the right a distance of 102.34' to a point, said curve having a chord bearing a distance of N 17° 42' 28" W, 102.276'; thence, leaving said right-of-way N 68° 36' 18" E, 59.95' to a point; S 21° 23' 42" E, 103.03' to a point in the centerline of the west fork of Hurricane Creek, said point being the southeasterly corner of herein described, and a point on the northerly line of aforesaid Section 4, Interchange City Industrial Park; thence, along the common line between herein described and said Section 4, S 69° 26' 08" W, 66.53' to the point of beginning and containing 0.151 acres more or less.

CHECK

04/24 8.00-

8117

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 10.00

Subscribed and sworn to before me, this the 24th day of April 19 79

Affiant

My commission expires: 10-8-82 (Affix Seal)

NOTARY PUBLIC AT LARGE

Kitty H. Brewer
Notary Public

In addition, Grantor grants to Grantee a 15 foot temporary slope easement running 15' northerly and easterly of and contiguous with the northerly line and a portion of the easterly line of above described tract. Grantee agrees that said temporary slope easement shall be abandoned when the property over which said easement is granted or conveyed or developed by Grantor and further agrees that said temporary slope easement shall be void and of no further force or effect upon such development or conveyance, without the necessity of executing any additional instrument establishing said abandonment. Grantor agrees that the development of said adjacent property will not be done in such a manner that it drains onto the pumping station on the property herein conveyed. Said temporary slope easement is more fully shown on the attached Exhibit A.

This conveyance is expressly subject to:

(1) Easements of record in Book 4699, page 586, Register's Office of Davidson County, Tennessee, and Book 183, page 47, Register's Office of Rutherford County, Tennessee, as more fully shown on the attached Exhibit A.

(2) A 40 foot drainage easement severing the above-described tract 40 feet northerly of and continuous with the southerly boundary line of the property hereinabove described, said easement being retained by McDowell Development Corporation for the drainage, flood, and relocation and/or widening of the channel of Hurricane Creek.

Being a portion of the same property conveyed to McDowell Development Corporation by Deed of record in Deed Book 4466, page 219, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as Heil Quaker Boulevard (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 City of LaVergne its successors and ~~heirs~~ *and assigns, forever.*

And Grantor ~~do~~ does *covenant with the said* City of LaVergne *that* it is ~~XXXX~~ has *lawfully seized and possessed of said land in fee simple;* ~~XXXX~~ *a good right to convey it, and the same is unencumbered.*, except as set forth above.

And Grantor ~~xxx~~ 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* City of LaVergne its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness hand this 5th *day of* April, 19 79, *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] PRES.

ATTEST: [signature]

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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, Patricia J. Bridges, *a Notary Public of the State and County aforesaid, personally appeared* Carl H. Vereen AND John W. Campbell, Jr *with whom I am personally acquainted, and who, upon oath, acknowledged* themselves *to be* President and Sec.-Treas. *of the* McDowell Development Corporation, *the within named bargainor, a corporation, and that* they *as such* President 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 *as* President and Sec.-Treas.

Witness my hand and seal, at office in Nashville, Tennessee

this 5th *day of* April, *19* 79.

Patricia J. Bridges
Notary Public

PATRICIA J. BRIDGES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission Expires My Commission Expires Oct. 18, 1981

EXHIBIT "A"

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