THIS INSTRUMENT 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 Troxel Manufacturing Company	SAME	P/O 175-100
(NAME)	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Moscow, Tennessee 38057	(STREET ADDRESS) BOOK 5533 PAGE 113	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TWO HUNDRED FORTY-FOUR THOUSAND EIGHT HUNDRED TWENTY-FIVE ($244,825)---------- *DOLLARS*

cash in hand paid, the receipt of which is hereby acknowledged,

F64226

RECEIVED
Nov 20 11 36 AM '79
FEES & TAXES TO REGISTER
DAVIDSON COUNTY, TENN.

IDENTIFICATION REFERENCE

McDowell Development Corporation, a Tennessee corporation has does

~~have~~ *bargained and sold, and by these presents* ~~do~~ *transfer and convey unto*

~~Xxxxxx~~ The Troxel Manufacturing Company, an Ohio corporation,

its successors ~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A tract or parcel of land in the second civil district of Metropolitan Nashville - Davidson County, Tennessee lying west of Heil Quaker Boulevard in Interchange City Industrial Park, being ~~proposed~~ Section XXVI of Interchange City Industrial Park a plat of which is of Record in Book 5200, page 222, Register's Office for Davidson County, Tennessee and being more fully described as follows:

Beginning at a concrete monument on the west margin of Heil Quaker Boulevard, a 60' wide right-of-way, said point being located S 4° 15' W a distance of 85.00' from the southeast corner of Interchange City Industrial Park, Section XVI as recorded in Plat Book 4860, page 106 R.O.D.C. Tennessee; thence,

(1) S 4° 15' W a distance of 386.38' with the west margin of Heil Quaker Boulevard to a concrete monument, the beginning of a curve; thence,

(2) With a curve to the right having a radius of 1115.92' and a central angle of 1° 30' 13" a distance of 29.28' with the west margin of Heil Quaker Boulevard to an iron pin; thence,

(3) N 85° 45' W a distance of 913.97' to an iron pin in the east line of the J. H. Moore property as recorded in Deed Book 967, page 141, R.O.D.C. Tennessee; thence,

(4) N 0° 52' E a distance of 501.53' with Moore's fenced east property line to an iron pin; thence,

(DESCRIPTION CONTINUED ON BACK)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 244,825

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

Affiant

My commission expires: 8-13-1981
(Affix Seal)

Notary Public

(5) S 85° 45' E a distance of 292.94' to an iron pin on the west margin of a proposed 60' radius cul-de-sac at the end of a proposed 60' wide right-of-way; thence,

(6) Southeasterly with a curve having a radius of 60.00' and a central angle of 90° 00' 00" a distance of 94.25' to an iron pin; thence,

(7) S 85° 45' E a distance of 566.01' with the south margin of said proposed 60' wide right-of-way to a concrete monument; thence,

(8) With a curve to the right having a radius of 25.00' and a central angle of 90° 00' 00" a distance of 39.27' to the point of beginning and containing 426,757 square feet or 9.797 acres as per survey of Hart, Freeland, Roberts, Inc., dated December 7, 1977.

Being a part of the property conveyed to McDowell Development Corporation by Installment Deed from Rellie Sadler and wife, Mary K. Sadler of record in Book 4416, page 834 R.O.D.C.T.

This conveyance is expressly subject to:

1. Drainage and utility easements, setback lines, and other restrictions required by the Planning Commission of Metropolitan Nashville and Davidson County, Tennessee, the use of which drainage and utility easements is hereby retained by McDowell Development Corporation.
2. Restrictions of record in Book 4673, page 508, R.O.D.C.T.

By receipt and acceptance of this Deed, The Troxel Manufacturing Company hereby acknowledges its agreement that McDowell Development Corporation shall have the right, in the event that The Troxel Manufacturing Company extends the lead track of the Louisville & Nashville Railroad to serve the previously described property, to further extend said lead track across said property in order to serve property to the south of the above-described property. In the event that McDowell Development Corporation exercises its rights under this paragraph it shall have reasonable rights of ingress and egress over the above-described property, together with the right to enter upon said property, to construct said extension over a portion thereof, and to use said lead track for the purpose of construction and for the purpose of serving properties located to the south of the above-described property.

The Troxel Manufacturing Company further agrees that said rights of McDowell Development Corporation shall be a restrictive covenant running with the land.

This is unimproved (X) 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 Troxel Manufacturing Company, its successors ~~heirs~~ *and assigns, forever.*

And Grantor does ~~xxx~~ *covenant with* ~~the said~~ The Troxel Manufacturing Company, its successors and assigns *that* it is *lawfully seized and possessed of said land in fee simple;* has ~~xxxx~~ *a good right to convey it, and the same is unencumbered,* except as set forth above.

And Grantor does ~~xx~~ *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 Troxel Manufacturing Company, its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 21st *day of* November, *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: Paul A. Cullen, PRES.

ATTEST: John W Campbell Jr

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, Lynn W. Carmany, *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* 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* 19th *day of* November, *19* 79

Lynn W. Carmany
Notary Public

Commission Expires 1-15-83

NOTARY PUBLIC

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5533 PAGE 116

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

244825.00- CO
636.48 CO TX
.50 PRFEE
9.00 WDEED
CHECK 645.98-
6843A11/20/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 64226

IDENTIF. REFERENCE

Nov 20 11 36 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 726691