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

WARRANTY DEED

BOOK 5561 PAGE 580

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Draughons College, Inc. (NAME)	Same (NAME)	P/O 106-27
131 8th Avenue, North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

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

McDowell Development Corporation, a Tennessee corporation has ~~have~~ *bargained and sold, and by these presents* does ~~do~~ *transfer and convey unto the said* Draughons College, Inc., 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 of land in the First, formerly Sixth, Civil District of Davidson County, Tennessee, being proposed Lot No. 20 on the plan of Section 16, The Plus Park (plan not of record this date) and being more particularly described as follows:

Beginning at an iron pin on the southerly right-of-way of Pavilion Blvd. said pin being the easterly end of the southerly return curve at Pavilion Blvd. and Plus Park Blvd.; thence,

1. With the southerly right-of-way of Pavilion Blvd., S 79° 26' 51" E, 235.0 feet to an iron pin at the common corner of Lots 20 and 22 on the above noted plan of Section 16, The Plus Park; thence,
2. With the common line between Lots 20 and 22, S 10° 33' 09" W, 100.0 feet to an iron pin; thence,
3. S 7° 49' 26" E, 148.03 feet to an iron pin in the north line of Lot No. 9, Section 9 The Plus Park, as of record in Book 4460, page 113, R.O.D.C., Tennessee; thence,
4. With the north line of said Lot No. 9, S 76° 00' 11" W, 100.07 feet to an iron pin; thence,
5. S 60° 45' 41" W, 202.90 feet to an iron pin at the southeasterly corner of Lot No. 14 on the plan of Section 14, The Plus Park as of record in Book 4595, page 192, R.O.D.C., Tennessee; thence,
6. With the common line between Lot No. 14 and the hereindescribed Lot 20, N 36° 32' 04" W, 237.54 feet to an iron pin on the easterly right-of-way of Plus Park Blvd; thence,
7. With the easterly right-of-way of Plus Park Blvd., with a curve to the left (radius 381.74'), northeasterly a distance of 260.35 feet to an iron pin at the beginning of a short radius curve; thence,
8. With the return curve at Plus Park Blvd. and Pavillion Blvd., (radius 25.0') to the right, easterly a distance of 36.18 feet to the point of beginning and containing 108,068 square feet or 2.480 acres.

(CONTINUED ON BACK)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 160,000

Subscribed and sworn to before me, this the 31st day of January, 19 80

Affiant

My commission expires: November 14 1981 (Affix Seal)

Notary Public

Being a part of the same property conveyed to McDowell Development Corporation by deed from Life & Casualty Insurance Company of Tennessee of record in Book 5478, page 418, R.O.D.C., Tennessee.

This conveyance is expressly subject to: BOOK 5561 PAGE 581

1. A lien for 1980 real property taxes, which have been prorated and are assumed by the Grantee.
2. Drainage, utility, and other easements, setback lines, and restrictions shown on the Plan of The Plus Park, Section One, of record in Book 4300, page 77, R.O.D.C.T., or required by the Metropolitan Government of Naashville and Davidson County, Tennessee, prior to development of the foregoing property, the use of which is hereby retained by McDowell Development Corporation.
3. An easement for a sanitary sewer crossing the front of the property near the intersection of Plus Park Blvd. and Pavilion Blvd., said easement being parallel to said sewer line and extending ten feet on either side thereof.
4. An easement for a storm drain running generally parallel to and southeast of said sewer easement, and located generally in the fifteen foot strip of land bordered on the northwest by said sewer and on the southeast by a line fifteen feet southeast of and parallel said sanitary sewer, the use of said storm drain being retained by McDowell Development Corporation, its successors and assigns.
5. Restrictions contained in an instrument entitled Declaration of Restrictions and Easements of record in Book 4530, page 348, Register's Office of Davidson County, Tennessee.

By a receipt and acceptance of this Deed, Draughons College, Inc. hereby acknowledges its agreement that McDowell Development Corporation shall have the right to approve, prior to the commencement of construction, the building plans and specifications of any structure to be built upon the property herein conveyed, which approval shall not be unreasonably withheld, and it is further agreed that said rights of McDowell Development Corporation to approve such plans and specifications shall be a restrictive covenant running with the land.

This is unimproved (X) improved ( ) property, known as Plus Park 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 Draughons College, Inc., its successors ~~heirs~~ *and assigns, forever.*

And Grantor does ~~do~~ *covenant with the said* Draughons College, Inc., its successors and assigns *that* it is has ~~do~~ *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except as set forth above.

And Grantor does ~~do~~ *further covenant and bind* itself, its successors and assigns ~~heirs, executors, administrators~~, *to warrant and forever defend the title to the said land to the said* Draughons College, Inc., its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness our hands this 31st *day of* January, *19*80, *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 H. Cowan, Pres.

ATTEST:

Asst. Secretary

STATE OF TENNESSEE

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 K. Berry, Jr., *a Notary Public of the State and County aforesaid, personally appeared* Carl H. Lee and Wilbur L. Hoggett, *with whom I am personally acquainted, and who, upon oath, acknowledged* themselves *to be* President and Asst Secretary *of the* McDOWELL DEVELOPMENT CORPORATION, *the within named bargainor, a corporation, and that* they *as such* President and Asst Secretary, *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 Asst. Secretary

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

this 31st *day of* January, *19* 80.

William K. Berry, Jr.
Notary Public

Commission Expires October 31, 1981

WARRANTY DEED

FROM

McDOWELL DEVELOPMENT CORPORATION

TO

DRAUGHONS COLLEGE, INC.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298 2627

F 7 4 5 9 1

IDENTIF. REFERENCE

JAN 31 1 50 PM '80

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

333 01/31 324.50- CHECK

BOOK 5561 PAGE 583

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5561 PAGE 584

FOR

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
			120000.00- CO	
			312.00 CO TX	
			.50 PRFEE	
			12.00 TDEED	
		VD	12.00- TDEED	
			12.00 WDEED	
			CHECK	324.50-
0333A01/31/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F74591

IDENTIFICATION REFERENCE

JAN 31 1 50 PM '80

REGISTER DAVIDSON COUNTY, TENN.

No. 739737