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
Charles W. Davidson, Jr. and Charles W. Davidson, III	Same	P/O 106-27
(NAME)	(NAME)	
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,

BOOK 5561 PAGE 585

F 74592

IDENTIF. REFERENCE

JAN 31 1 51 PM '80

FELIX A. JOHNSON REGISTER
DAVIDSON COUNTY, TENN.

McDowell Development Corporation, a Tennessee corporation has bargained and sold, and by these presents does transfer and convey unto the said Charles W. Davidson, Jr. and Charles W. Davidson, III, as tenants in common, their 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 the Sixth, Civil District of Davidson County, Tennessee, being proposed Lot No. 22 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. at the common northerly corner of Lots 20 and 22, Section 16, The Plus Park, said pin being S 79° 26' 51" E 235.0 feet from an iron pin at the easterly end of the southerly return curve at Pavilion Blvd. and Plus Park Blvd., as measured along the southerly right-of-way of Pavilion Blvd.; thence,

1. With the southerly right-of-way of Pavilion Blvd., S 79° 26' 51" E 11.17 feet to an iron pin at the beginning of a curve; thence,
2. With said curve to the left (radius 313.85') easterly a distance of 158.32 feet to an iron pin at the northwesterly corner of Lot No. 3, Section 3, The Plus Park as of record in Book 4470, page 23, R.O.D.C., Tennessee; thence,
3. With the common line between the hereindescribed Lot 22 and above noted Lot 3, Section 3, The Plus Park, S 31° 49' 55" E, 192.86 feet to an iron pin; thence,
4. S 34° 57' 39" W 48.19 feet to an iron pin at the northeasterly corner of Lot No. 9, Section 9, The Plus Park as of record in Book 4460, page 113, R.O.D.C., Tennessee; thence,
5. With the northerly line of Lot No. 9, S 35° 15' 47" W 60.82 feet to an iron pin; thence,
6. S 89° 48' 35" W 204.31 feet to the common southerly corner of Lots 20 and 22, Section 16, The Plus Park; thence,
7. With the common line between Lots 20 and 22, N 7° 49' 26" W 148.03 feet to an iron pin; thence,
8. N 10° 33' 09" E 100.0 feet to the point of beginning and containing 57,087 square feet or 1.31 acres. 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.

(CONTINUED ON BACK)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 30,000.00

Subscribed and sworn to before me, this the 31st day of January, 1980

Affiant

My commission expires: October 13, 1981
(Affix Seal)

Notary Public

STATE OF TENNESSEE
DAVIDSON COUNTY
REAL ESTATE TRANSFER TAX
JAN 31 1980

This conveyance is expressly subject to:

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 Nashville and Davidson County, Tennessee, prior to development of the foregoing property, the use of which is hereby retained by McDowell Development Corporation.

3. 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, Charles W. Davidson, Jr. and Charles W. Davidson, III, hereby acknowledge their 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 Pavilion 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 Charles W. Davidson, Jr. and Charles W. Davidson, III, ~~as~~ tenants in common, *their heirs and assigns, forever.*

And Grantor does ~~xxx~~ *covenant with the said* Charles W. Davidson, Jr. and Charles W. Davidson, III *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 *heirs and representatives, to warrant and forever defend the title to the said land to the said* Charles W. Davidson, Jr., and Charles W. Davidson, III, *their heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *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: Carl H. Jensen, PRES.

ATTEST:

Asst. Secretary

NOTARY PUBLIC AT LARGE

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 M. Person and Charles R. Norgan, 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

WILLIAM K. BERRY, JR. NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE AT LARGE

Commission Expires October 18, 1981

CHECK 01/31 8750-334

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5561 PAGE 588

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
			30000.00- CO	
			78.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	87.50-
0334A01/31/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 74592

IDENTIF. REFERENCE

JAN 31 1 51 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 739738