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

WARRANTY DEED

BOOK 5807 PAGE 227

Address New Owner	Send Tax Bills To:	Map-Parcel Nos.
Roy T. Dalton Route 2 Hendersonville, TN 37075	SAME	P/O 21-4-4

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, McDowell Development Corporation, a Tennessee corporation, ("Grantor") has bargained and sold and by these presents does hereby transfer and convey unto ROY T. DALTON ("Grantee"), his heirs and assigns, the following described property situated in Davidson County, Tennessee, to-wit:

A tract of land in the second, formerly the 14th, Civil District of Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron pin set at the southerly terminus of the westerly right-of-way of a 50' roadway, said iron pin also being the southeasterly corner of Lot No. 1, Section One, Feltswood Subdivision of record in Book 3700, Page 13, R.O.D.C., Tennessee and also being southerly 146.95' (as measured along the westerly right-of-way of said 50' roadway) from the southerly terminus of the southwesterly return from Binkley Road; thence,

1) With the extension of the westerly right-of-way of said 50' roadway southerly with a 632.97' radius curve to the left, said curve having a central angle of 10° 29' 00" (and a chord bearing and distance of S 1° 53' 07" E, 115.65') a distance of 115.81' to an existing concrete monument; thence,

2) Continuing with the extension of said road S 07° 07' 37" E, 313.37' to an iron pin set; thence,

3) With said roadway southeasterly with a 175.77' radius curve to the left, said curve having a central angle of 79° 19' 25" (and a chord bearing and distance of S 43° 12' 40" E, 224.37') a distance of 243.35' to an iron pin set; thence,

4) Leaving the westerly margin of said 50' roadway S 03° 32' 58" W, 1.00' to an iron pin set; thence,

5) N 86° 27' 02" W, 221.58' to an existing iron pin and continuing 328.57' for a total of 550.15' to an existing iron pipe; thence,

6) N 06° 51' 54" E, 430.26' to an iron pin set; thence,

7) N 15° 38' 51" E, 140.00' to an existing iron pin, the southwesterly corner of said Lot No. 1; thence,

8) On common line between the property herein described and said Lot No. 1, S 86° 38' 37" E, 254.20' to point of beginning and containing 4.432 acres as per survey by Theodore E. Martin, Jr. dated September 24, 1981.

Being a portion of the same property conveyed to McDowell Development Corporation by warranty deed from H. C. Felts and wife, Emma J. Felts, of record in Book 4576, Page 851, R.O.D.C., Tennessee.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereunto belonging to the said Grantee, his heirs and assigns, forever.

Grantor also grants to Grantee a non-exclusive right of ingress and egress to the property herein conveyed over the portion of the proposed road, as shown on the attached drawing, which is contiguous with said property along the easterly boundary. Said right of ingress and egress shall terminate and expire at such time as the proposed road is dedicated.

And Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered.

And Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officers on the date appearing in the acknowledgment below to make this conveyance on the 13th day of October, 1981.

McDOWELL DEVELOPMENT CORPORATION

By: _____
Title: PRESIDENT

ATTEST:

_____
Title: ASST. SEC.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert A. McDowell, Jr. and Lawrence F. Thompson, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be President and Assistant Treasurer, respectively, of McDowell Development Corporation, the within named bargainor, a corporation, and that they as such President and Assistant Treasurer, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Robert A. McDowell, Jr. as such President, and attesting the same by the said Lawrence F. Thompson as such Assistant Treasurer.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 13th day of October, 1981.

Emma N. Pocks
Notary Public

My Commission Expires:

1/20/85

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $13,296.00

R. Dalton
Affiant

Sworn to and subscribed before me, this 15th day of October, 1981.

William N. Berry Jr.
Notary Public

My Commission Expires:

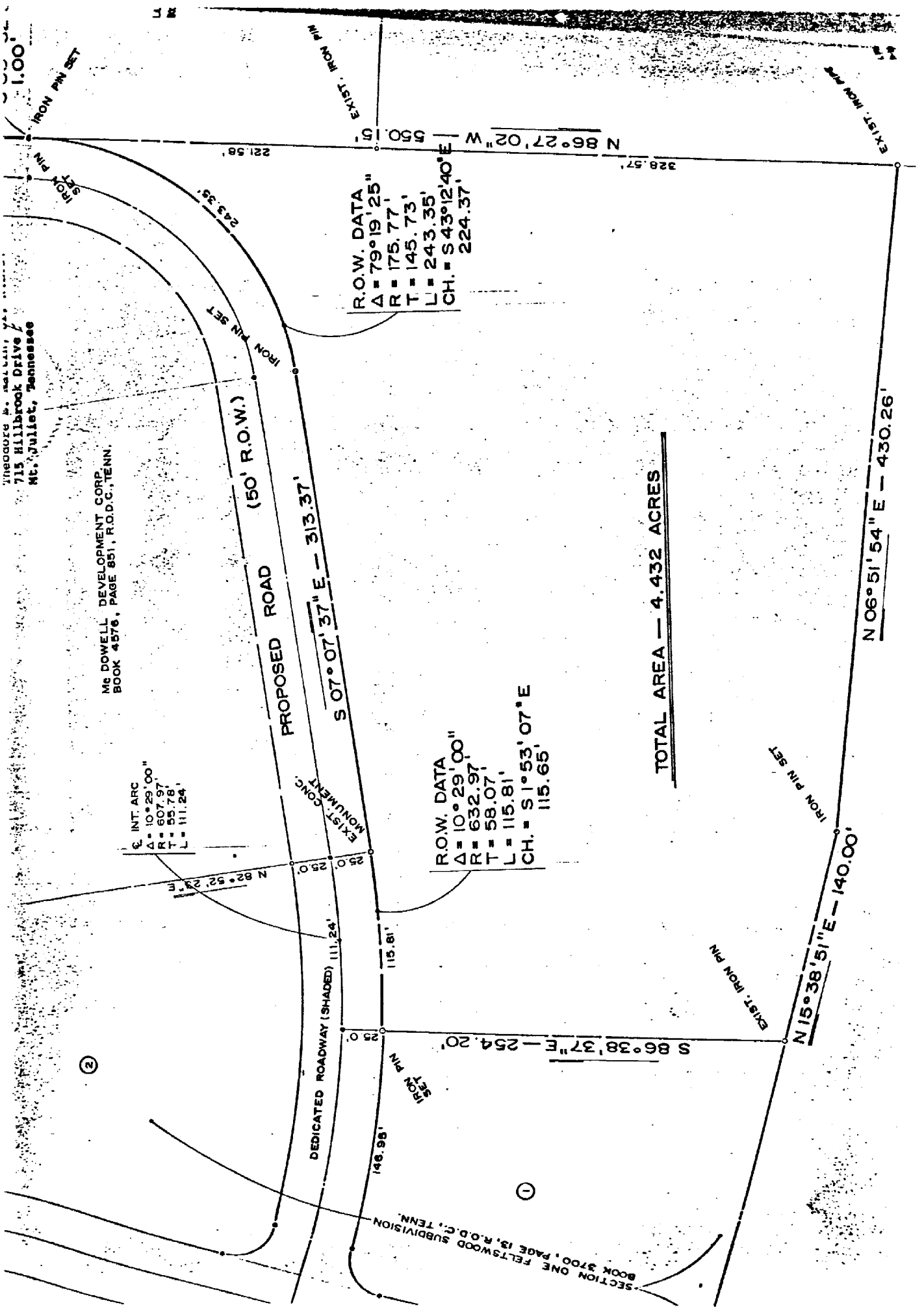
October 18, 1981

FELIX E. WILSON REGISTER DAVIDSON COUNTY, TENN. OCT 15 2 23 PM '81 IDENTIF. REFERENCE

G64023

10/15 07.08 - CHECK

3086



RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5807 PAGE 231

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

13296.00- CO
34.58 CO TX
.50 PRFEE
12.00 WDEED
CHECK 47.08-;
3086A10/15/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 6 4 0 2 3

IDENTIF. REFERENCE

OCT 15 2 18 PM '81

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 848388