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

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	BOOK 5830 PAGE 828 Map-Parcel Nos.
HOYT G. HILL and ROGER B. BURRUS c/o Hoyt G. Hill P. O. Box 2647 Nashville, TN 37219	SAME	102-1 13D47690

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 by these presents does hereby transfer and convey unto Hoyt G. Hill and Roger B. Burrus ("Grantees"), their heirs and assigns, the following described property situated in Davidson County, Tennessee, to-wit:

Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Barge, Waggoner and Sumner, Inc., Engineers, dated March 29, 1967, as follows:

BEGINNING at a point in the center of Old Hickory Boulevard said point being North 87° 15' West 635 feet from the northwest corner of the property conveyed to George W. Holcomb, Jr. by deed of record in Book 3862, page 861, Register's Office for said County, thence South 0° 03' West 131.27 feet, thence South 30° 19' East 54 feet, thence South 10° 02' East 126.55 feet, thence South 9° 10' West 116.60 feet, thence South 15° 52' East 133.57 feet, thence South 30° 05' East 108.98 feet, thence South 42° 48' East 129.18 feet, thence South 59° 35' East 195 feet, thence South 23° 47' East 151 feet, thence South 12° 57' 39" East 2,958.54 feet, thence South 29° 09' West 85 feet to the Cumberland River, thence with the same North 80° 45' West 1,108 feet, thence North 81° 45' West 30 feet, thence North 7° 23' West 3,789.72 feet to the center of Old Hickory Boulevard, thence with the center of Old Hickory Boulevard South 88° 06' East 542.43 feet to the beginning, containing 79.68 acres, more or less.

Being the same property conveyed to McDowell Development Corporation, a Tennessee corporation, by installment deed from George W. Holcomb, Jr. and wife, Alice I. Holcomb, of record in Book 4683, page 48, Register's Office of Davidson County, Tennessee.

This conveyance is expressly subject to:

(1) An easement granted the Tennessee Electric Power Company by W. G. Buchanan by instrument of record in Book 787, page 67, Register's Office of Davidson County, Tennessee.

12/15 274.78- CHECK

3223

(2) A perpetual easement and right to flood the portion of the property lying generally below the 390 foot contour level, which perpetual easement and right were condemned and taken by a judgment granted the United States of America in the cause of United States of America v. 170.07 acres of land, more or less, situated in Davidson County, Tennessee, et al., Civil Action No. 1727, in the United States District Court for the Middle District of Tennessee, Nashville Division, a certified copy of which judgment is of record in Book 2155, page 311, said Register's Office.

(3) Lease Agreement between McDowell Development Corporation and George W. Holcomb, Jr., dated November 21, 1974.

(4) An easement for the right-of-way of Old Hickory Boulevard, including such additional right-of-way as is set forth in the master plan for the development of Old Hickory Boulevard of record in Book 5200, page 290, said Register's Office.

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

And Grantor does covenant with the said Grantees 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 except as set forth above.

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 Grantees, their 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 15th day of December, 1981.

McDOWELL DEVELOPMENT CORPORATION

By: [signature]

Its: PRESIDENT

ATTEST: [signature]

Its: Assistant Treasurer

RUSH

IDENTIF. REFERENCE

DEC 15 1 23 PM '81

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

G 7 2 1 4 2

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal at Nashville, Tennessee, this 11th day of December, 1981.

Yvonne N. Poole
NOTARY PUBLIC

My Commission Expires:

1-20-85

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $102,000.00.

AFFIANT

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

William H. Burns, Jr.
NOTARY PUBLIC

My Commission Expires:

October 25, 1985

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

RECEIVED OF _____

FOR _____ BOOK 5830 PAGE 831

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

102000.00-	CO
265.20	CO TX
.50	PRFEE
9.00	WDEED
CHECK	274.70-
3228A12/15/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 7 2 1 4 2

IDENTIF. REFERENCE

DEC 15 1 23 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 858138