This Instrument Prepared By:
Bass, Berry & Sims (WBJ)
2700 First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5857 PAGE 62

Address New Owner(s):	Send Tax Bills To:	Map and Parcel Nos.
Thomas E. Brown et ux 3459 Binkley Road Nashville, TN	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 considerations, 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 Thomas E. Brown and wife, Patricia Brown, ("Grantees"), their heirs and assigns, the following described property situated in Davidson County, Tennessee, to-wit:

A tract of land in the 2nd civil district, formerly the 14th civil district of Metropolitan Nashville, Davidson County, Tennessee, lying south of Lot 7, Section 1, Feltswood Subdivision, of record in Book 3700, Page 13, R.O.D.C., Tennessee and being more fully described as follows:

Beginning at a concrete monument at the southeast corner of said Lot 7, said concrete monument also being a common corner with Lot 8 of said subdivision; thence,

1) S 8° 46' 16" W, a distance of 209.80' to an iron pin on the north margin of a proposed 50' road; thence,

2) With the north margin of a proposed road, N 70° 14' 21" W, a distance of 162.32' to an iron pin; thence,

3) Continuing with the north margin of said proposed road, with a curve to the left having a radius of 832.46' and a central angle of 4° 48' 47" (and a chord bearing and distance of N 72° 38' 40" W, 69.91') a distance of 69.93' to an iron pin; thence,

4) N 14° 56' 52" E, a distance of 221.87' to an iron pin at the common rear corner of Lot 6 and Lot 7, Section 1, Feltswood Subdivision; thence,

5) S 69° 57' 21" E, a distance of 7.09' to a broken concrete monument; thence,

6) S 66° 49' 27" E, a distance of 204.06' with the south line of Lot 7, to the point of beginning and containing 46,920.7 sq. ft. or 1.077 acres according to a survey by Theodore E. Martin, Jr., dated 1-19-82.

Being a portion of the property conveyed to McDowell Development Corporation by warranty deed from H. C. Felts and wife, Emma T. 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 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 for applicable building and zoning regulations; drainage and utility easements, setback lines, or other restrictions or encumbrances which may be imposed by governmental authorities in connection with the use or development of the property herein conveyed, including the necessity of obtaining approval of a plat of said property by the Metropolitan Planning Commission and of recording said plat before commencing the construction of any improvement thereon; 1982 taxes, a lien, but not yet due and payable, which have been prorated and assumed by the Grantees; and lack of access to a public road.

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 2ND day of March, 1982.

McDOWELL DEVELOPMENT CORPORATION

By: David Glary

Its: Vice Pres

Attest: Charles R. Boozer

Its: Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared David S. Gary and Charles R. Honeycutt, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the Vice President and Secretary, 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 David S. Gary as such Vice President, and attesting thereto by Charles R. Honeycutt as such Secretary.

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of March, 1982.

Evonne M. Parker
NOTARY PUBLIC

My Commission Expires:

1/20/85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property is $3,000.00.

Patricia Brown
Affiant

Sworn to and subscribed before me this 2nd day of March, 1982.

William H. Perry
NOTARY PUBLIC

My Commission Expires:

October 20, 1985

RUSH

IDENTIF. REFERENCE

MAR 2 3 18 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

G 8 T 6 5 7

03/02 17.30- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			3000.00- CO	
			7.80 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	17.30-
5UCBA03/02/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 8 M 6 5 7.

IDENTIF. REFERENCE

MAR 2 3 18 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 869441