OFFICIAL RECEIPT

WARRANTY DEED

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

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Frank L. Smith, Jr., etux (NAME)	Same (NAME)	106-11-21
P. O. Box 120785 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37212 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	BOOK 5876 PAGE 477

For and in Consideration of the sum of One Hundred One Thousand ($101,000) *DOLLARS* of which Thirty-One Thousand Dollars ($31,000) has been paid in cash, the receipt of which is hereby acknowledged, and the remainder of which is represented by a promissory note of even date herewith in the original principal amount of Seventy Thousand Dollars ($70,000), which promissory note is the same promissory note secured by the lien of a Deed of Trust of even date herewith; and the agreement of Frank L. Smith, Jr. and wife, Rachel G. Smith, to assume the unpaid balance of a promissory note, dated December 19, 1974 in the original amount of One Hundred Eighty Thousand Dollars ($180,000), bearing interest at nine and one-quarter percent (9 1/4%) per annum, payable to the order of Life and Casualty Insurance Company of Tennessee, which note is secured by a Deed of Trust to Barrett Sutton, Trustee, of record in Book 4876, page 407, as amended by a Loan Modification Agreement, of record in Book 5864, page 336, and an Assignment of Lease, of record in Book 4876, page 413, Register's Office of Davidson County, Tennessee, McDowell Development Corporation, a Tennessee corporation has ~~have~~ *bargained and sold, and by these presents* does ~~do~~ *transfer and convey unto the said* Frank L. Smith, Jr. and wife, Rachel G. Smith, 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 located in the 6th Civil District of Davidson County, Tennessee, being Lot 7 on the plat of Section 3, Interstate Park South and recorded in Book 4460, page 191, Register's Office for said County, and more particularly described as follows:

Beginning at a concrete monument in the southerly right-of-way line of Hill Avenue, said monument being approximately 802.55 feet along the southerly right-of-way of Hill Avenue from the right-of-way intersection of Hill Avenue and Crutchfield Avenue and proceeding as follows: with the southerly right-of-way of Hill Avenue and with a curve to the left having a radius of 486.45 feet a distance of 75 feet to a concrete monument; thence south 46 degrees 41' east a distance of 113 feet to an iron pin, said iron pin being in the northeasterly corner of the herein described tract and the northwesterly corner of lot 8; thence leaving said right-of-way, south 43 degrees 19' west a distance of 200.84 feet to an iron pin, said iron pin being in the southerly boundary of the herein described tract and the northerly property line of Tennessee Preparatory School; thence north 50 degrees 30' west a distance of 4.08 feet to a concrete monument; thence north 50 degrees 43' west a distance of 189.65 feet to a concrete monument; thence north 49 degrees 48' 30" west a distance of 28.97 feet to a concrete monument; thence leaving said southerly boundary, north 52 degrees 09' 02" east a distance of 224.46 feet to the point of beginning and containing 42,871 square feet or 0.984 of an acre, more or less, as shown on the recorded plat of Section 3, Interstate Park South, recorded in Book 4460, page 191, and as per survey by Turner Engineering Company, dated June 1, 1973.

Being the same property conveyed to LCM Investments, a joint venture of McDowell Development Corporation and Life and Casualty Insurance Company of Tennessee, by Quitclaim Deed from Life and Casualty Insurance Company of Tennessee of record in Book 4876, page 391, Register's Office of Davidson County, Tennessee, the entire interest

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of Life and Casualty Insurance Company of Tennesee in LCM Investments having been transferred to McDowell Development Corporation by an Assignment of Joint Venture Interest of record in Book 5864, page 332, said Register's Office.

This conveyance is expressly subject to the following:

1. A lien for 1982 real property taxes.

2. Utility and drainage easements, setback lines, and other restrictions shown on the recorded plat of Section 3, Interstate Park South, of record in Book 4460, page 191, Register's Office of Davidson County, Tennessee.

3. The lien of a Deed of Trust to Barrett Sutton, Trustee, of record in Book 4876, page 407, as amended by a Loan Modification Agreement of record in Book 5864, page 336, and an Assignment of Lease of record in Book 4876, page 413, said Register's Office.

4. The following existing leases: a lease dated November 18, 1981 between McDowell Development Corporation and Country 10/40, Inc.; a lease dated January 15, 1982 between McDowell Development Corporation and WTS of Tennessee; and a lease, commencing November 1, 1978, between McDowell Development Corporation and Continental Engines of Tennessee, a Division of Motor Parts, Inc.

unimproved ( )
This is improved (X) property, known as Hill Avenue, 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 Frank L. Smith, Jr. and wife, Rachel G. Smith, their *heirs and assigns, forever.*

And Grantor does ~~xx~~ *covenant with the said* Frank L. Smith, Jr. and wife, Rachel G. Smith, *that* it is *lawfully seized and possessed of said land in fee simple;* ~~have~~ has *a good right to convey it, and the same is unencumbered,* except as set forth abo

And Grantor does ~~xx~~ *further covenant and bind* itself, its successors and ~~heirs and representatives~~ assigns *to warrant and forever defend the title to the said land to the said* Frank L. Smith, Jr. and wife, Rachel G. Smith, 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 April, 1982.

McDOWELL DEVELOPMENT CORPORATION

By: [signature]

ATTEST:

[signature]

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 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, Jr. as such President, and attesting thereto by Lawrence F. Thompson as such Treasurer.

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd day of April, 1982.

Notary Public

My Commission Expires:

1/20/85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $248,781.73.

Affiant

Sworn to and subscribed before me, this 20th day of April, 1982.

Notary Public

My Commission Expires:

10/20/85

G.B.8359 RUSH

IDENTIF. REFERENCE

APR 23 9 36 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 5876 PAGE 480

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

248781.73 CO
646.88 CO TX
.50 PRFEE
9.00 WDEED
CHECK 656.38
3436A04/23/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.8.83559

IDENTIF. REFERENCE

APR 23 9 36 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 877515