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

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ted Welch	Same	106-137
(NAME:)	(NAME:)	
2120 Crestmoor Road		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	BOOK 5876 PAGE 491
Nashville, TN 37215		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Fifty-Nine Thousand ($59,000)----------
----------*DOLLARS*

cash in hand paid, the receipt of which is hereby acknowledged; and the agreement of Ted Welch, to assume the unpaid balance of a promissory note, dated April 29, 1974 in the original amount of One Hundred Seventy Thousand Dollars ($170,000), bearing interest at eight and one-half percent (8 1/2%) 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 4810, page 589, as amended by a Loan Assumption and Modification Agreement, of record in Book 5864, page 334, and an Assignment of Lease, of record in Book 4810, page 594, Register's Office of Davidson County, Tennessee, McDowell Development Corporation, a Tennessee

corporation has does
~~have~~ *bargained and sold, and by these presents* ~~do~~ *transfer and convey unto the said* Ted Welch, an unmarried man, his
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 6th Civil District of Davidson County, Tennessee, being Lot 14, Section 14 of The Plus Park, of record in Book 4595, page 192, R.O.D.C., Tennessee being more particularly described as follows:

Beginning at a point in the southerly margin of Plus Park Boulevard, said point being located 729.03 feet, as measured along the southerly margin of Plus Park Boulevard, from the westerly end of the southwest return at the intersection of said Boulevard and Murfreesboro Road, U. S. 41; thence, South 36°33'19" East a distance of 237.65 feet to a point in the northerly line of Lot 9, Section 9, the Plus Park, of record in Book 4460, page 113, R.O.D.C., Tennessee; thence, with the northerly line of said Lot 9 South 60°45'41" West a distance of 238.90 feet to a point; thence, North 30°06'19" West a distance of 181.10 feet to a point; thence, North 29°06'19" West a distance of 54.18 feet to a point in the southerly margin of Plus Park Boulevard; thence, with said margin North 60°53'41" East a distance of 184.38 feet to a point; thence northeasterly with a 381.74 foot radius curve to the left a distance of 27.00 feet to the point of beginning and containing 1.216 acres, more or less.

Being the same property conveyed to LCM Investments, a joint venture of McDowell Development Corporation and Life and Casualty Insurance Company of Tennessee, by Warranty Deed from Life and Casualty Insurance Company of Tennessee of record in Book 4810, page 587, Register's Office of Davidson County, Tennessee, the entire interest of Life and Casualty Insurance Company of Tennessee 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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 192,392.81

Subscribed and sworn to before me, this the _____ day of _____, 19____

_____ Affiant

My commission expires: _____ (Affix Seal)

_____ Notary Public

This conveyance is expressly subject to the following:

1. A lien for 1982 real property taxes.

2. Utility and drainage easements, sewer lines, setback lines, and other restrictions shown on the recorded plat of Lot 14, Section 14, The Plus Park, of record in Book 4595, page 192, Register's Office of Davidson County, Tennessee.

3. The lien of a Deed of Trust to Barrett Sutton, Trustee, of record in Book 4810, page 589, as amended by a Loan Assumption and Modification Agreement of record in Book 5864, page 334, and an Assignment of Lease of record in Book 4810, page 594, said Register's Office.

4. A lease, dated January 16, 1973 between McDowell Development Corporation and A. B. Dick Company.

5. Declaration of Restrictions and Easements of record in Book 4530, page 348, as amended by Amendment to Declaration of Restrictions and Easements of record in Book 5864, page 328, said Register's Office.

6. A storm sewer crossing the southeasterly corner of said property located within the public drainage and utility easement.

This is unimproved ( ) improved (X) property, known as Plus Park 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 Ted Welch, his *heirs and assigns, forever.*

And Grantor does *covenant with the said* Ted Welch *that* it is *lawfully seized and possessed of said land in fee simple;* has *a good right to convey it, and the same is unencumbered,* except as set forth above.

And Grantor does *further covenant and bind* itself, its successors and assigns *to warrant and forever defend the title to the said land to the said* Ted Welch, 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 22ND day of April, 1982.

McDOWELL DEVELOPMENT CORPORATION

By: [signature]

ATTEST: David L Gary

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 5876 PAGE 493

Before me, the undersigned, Notary Public in and for said County and State, personally appeared Robert A. McDowell Jr. and David L. Lary, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the President and Vice President, 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 David L. Lary as such Vice President.

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

William K. Terry Jr.
Notary Public

My Commission Expires:
October 20, 1985

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $192,392.81.

Affiant

Sworn to and subscribed before me, this 22nd day of April, 1982.

William K. Terry Jr.
Notary Public

My Commission Expires:
October 20, 1985

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IDENTIF. REFERENCE

RUSH

APR 23 9 39 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

04/23 509.74- CHECK

3440

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

RECEIVED OF _____

FOR _____

BOOK 5876 PAGE 494

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
			192392.81- CO	
			500.24 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 509.74-	
			3440A04/23/82 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 8 8 3 6 3

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IDENTIF. REFERENCE

APR 23 9 39 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 877519