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
Marathon Petroleum Company	Same	183-85 and
(NAME:)	(NAME:)	
539 South Main Street		P/O 183-43
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Findlay, Ohio 45840		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of One Hundred Five Thousand ($105,000) *DOLLARS*

cash in hand paid, the receipt of which is hereby acknowledged, McDowell Development Corporation, a Tennessee corporation,

has / does *~~have~~ bargained and sold, and by these presents do transfer and convey unto the said* Marathon Petroleum Company, an Ohio corporation, its successors *~~heirs~~ and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

BOOK 6134 PAGE 903

Land in Davidson County, Tennessee situated in the southeast quadrant of the intersection of Old Hickory Blvd. and Firestone Parkway, said tract being all of Lot 1, Interchange City Industrial Park, Section XIX, of record in Book 5050, Page 33, R.O.D.C., TN., and part of the adjacent tract to the east and also being Lots 1 and 2 on the plat of the Marathon Petroleum Subdivision of record in Book 5200, page 576, said Register's Office, and being more particularly described as follows:

Beginning at an iron pin located in the southerly margin of Firestone Parkway, 73.47 feet east of the centerline of Old Hickory Blvd.; thence, with said margin of Firestone Parkway, S 85° 56' E, 601.53 feet to an iron pin; thence, leaving said right of way, S 4° 04' W, 170.88 feet to an iron pin; thence, N 86° 37' W, 636.33 feet to a concrete monument in the easterly right of way of Old Hickory Blvd.; thence, N 7° 41' E, 155.36 feet to an iron pin at the beginning of a curve; thence, with a curve to the right, having a radius of 25.00 feet, an interior angle of 86° 23' 00", and a chord bearing and distance of N 50° 52' 30" E, 34.22 feet, a distance of 37.69 feet to the point of beginning and containing 2.52 acres, more or less.

Being a part of the same property conveyed to McDowell Development Corporation by warranty deed from Willie Lee Tune and wife, Willie Tune, of record in Book 4419, page 194, said Register's Office.

RUSH

H 73036

IDENTIF. REFERENCE

SEP 12 3 59 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

09/12 282.50- CHECK

5734

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $105,000.00

Subscribed and sworn to before me, this the 12th day of September, 1983

My commission expires: July 22 1987 (Affix Seal)

William J. Hyer, Jr.
Affiant

Angela M. Carter
NOTARY PUBLIC

ANGELA M. CARTER NOTARY PUBLIC STATE OF TENNESSEE

This conveyance is expressly subject to the following:

1. A lien for 1983 real property taxes, which have been prorated and are assumed by Grantee.

2. Restrictions of record in Book 4673, page 508, said Register's Office.

3. A storm sewer easement for a drainage pipe crossing the westerly part of the property and providing drainage to adjacent property.

4. Power lines which cross the westerly edge of the property and run along the westerly boundary, which cross the southwesterly corner of the property, and which cross the westerly part of the property and serve the sign hereinafter referred to.

5. A sewer line easement along the southerly boundary of the property.

6. A reserved area along the westerly boundary of the property consisting of a strip of land 25 feet in width, which is reserved for the future widening of Old Hickory Boulevard.

7. Drainage, storm sewer, and public utility easements, setback lines, proposed right-of-way dedication, and other conditions, restrictions, or encumbrances shown on the recorded plan of Lot 1, Interchange City Industrial Park, Section XIX, of record in Book 5050, page 133, and on the recorded plan of Lots 1 and 2 of Marathon Petroleum Subdivision.

There is hereby reserved to Grantor, its successors and assigns, an easement over the northwesterly corner of said property for the purpose of using said area for a sign identifying the entrance to Interchange City Industrial Park, together with rights of ingress and egress over said area to said sign for the purpose of repairing, maintaining, replacing, or removing the same, and the right to place a power pole on and/or the right to run electrical lines across said easement area to provide electrical service to said sign, said easement area being described as follows:

Beginning at an iron pin located in the southerly margin of Firestone Parkway, 73.47 feet east of the centerline of Old Hickory Boulevard; thence, with said margin of Firestone Parkway, S 85° 56' E, a distance of 10 feet to a point; thence, leaving the southerly margin of Firestone Parkway, S 4° 04' W, a distance of 25.0 feet to a point; thence, N 83° 21' 08" W, a distance of 34.99 feet to an iron pin in the easterly margin of Old Hickory Boulevard at the beginning of a curve; thence, with a curve to the right, having a radius of 25.00 feet, an interior angle of 86° 23' 00", and a chord bearing and distance of N 50° 52' 30" E, 34.22 feet, a distance of 37.69 feet to the point of beginning.

This is unimproved (X) improved ( ) property, known as Firestone Parkway, Nashville
(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 Marathon Petroleum Company, its successors ~~heirs~~ *and assigns, forever.*

And Grantor does ~~do~~ *covenant with the said* Marathon Petroleum Company *that* it is *lawfully seized and possessed of said land in fee simple;* has ~~have~~ *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 *heirs and representatives, to warrant and forever defend the title to the said land to the said* Marathon Petroleum Company, its successors *heirs and assigns against the lawful claims of all persons whomsoever.*

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IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed by its duly authorized officers on the date appearing in the acknowledgment below, to make this conveyance effective the 12th day of SEPTEMBER, 1983.

McDOWELL DEVELOPMENT CORPORATION

By: David S Hary VP

ATTEST:

Sherry T Bond

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared David S. Hary and Sherry T. Bond, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), 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 executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said David S Hary as Vice President and attesting the same by the said Sherry T Bond as Secretary.

WITNESS my hand, at office in Nashville, Davidson County, Tennessee, this 16th day of August, 1983.

Debra J Bruce
Notary Public

DEBRA J. BRUCE * NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

My Commission Expires:

April 20, 1986

OFFICIAL RECEIPT

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

BOOK 6134 PAGE 906

RECEIVED OF _____

FOR _____

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

105000.00- CO
273.00 CO TX
.50 PRFEE
9.00 WDEED
CHECK 282.50-
6734A09/12/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7.3 0 3 6

IDENTIF. REFERENCE

SEP 12 4 00 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 978056