jcp/3/9/84

Bk 6

BOOK 6248 PAGE 1

FROM: McDowell Contractors, Inc.

TO: D/Mc Trailer Sales

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

Address New Owner as follows:
D/Mc Trailer Sales
716 Elm Hill Pike
P. O. Box 100995
Nashville, Tennessee 37210

Send Tax Bills to:
Same

Map-Parcel No.
94-13;
116 and 117

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $55,000.00

Don M. Daniel
Affiant

Subscribed and sworn to before me, this the 12th day of March, 1984.

Elizabeth L. Lewis
Notary Public

My Comm. Expires: July 18, 1987

SPECIAL WARRANTY DEED

FOR AND CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by D/Mc Trailer Sales, hereinafter referred to as GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, McDowell Contractors, Inc., hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE 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, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever claiming under GRANTOR. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS this 12th day of March, 1984.

McDOWELL CONTRACTORS, INC.

BY: David S. Gary

David S. Gary

ATTEST:

Don Daniel

STATE OF TENNESSEE)
COUNTY OF)

Before me, Debra J. Bruce, a Notary Public in and for the County and State aforesaid, personally appeared David S. Gary, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Employee of McDowell Contractors, Inc., the within named bargainor, a corporation, and that he as such Employee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Employee.

Witness my hand and seal, at office in Nashville, Tennessee, this the 13th day of March, 1984.

Debra J. Bruce
NOTARY PUBLIC

DEBRA J. BRUCE ★ NOTARY PUBLIC ★ DAVIDSON CO., TN.

My Commission Expires: 04/20/86

EXHIBIT A

Land in Davidson County, Tennessee, described as follows:

TRACT NO. I:

Being Lot 13A on the Revision of Lot 13, Expressway Commercial Park, as of record in Book 4060, page 36, as amended in Book 6240, page 92, Register's Office for Davidson County, Tennessee, as follows:

Beginning on the northerly margin of Expressway Drive at the corner of Lot Nos. 13A and 13B; thence with the line between said two lots, north 14° 26' east 425.24 feet to the southerly right of way of Interstate Highway 40; thence with the same, north 66° 27' west 16.01 feet and continuing with the same, south 72° 25' west 145.38 feet; thence south 4° 16' east 373.64 feet to the northerly margin of Expressway Drive; thence with the same, around a slight curve having a radius of 60 feet, easterly 19.58 feet to the beginning.

TRACT NO. II:

Being Lot 13B on the Revision of Lot 13, Expressway Commercial Park, as of record in Book 4060, page 36, as amended in Book 6240, page 92, Register's Office for said County.

Said Lot 13B fronts 57.86 feet on the northerly side of Expressway Drive Turn-Around, and extends back 425.24 feet on the westerly line and 448.07 feet on the easterly line, to the southerly margin of Interstate I-40, on which it measures 202.50 feet.

TRACT NOS. I AND II being the same property conveyed to McDowell-Purcell, Inc., by deed from Eugene N. Hester and wife, Peggy Hester, of record in Book 4264, page 652, Register's Office for Davidson County, Tennessee, and by Articles of Amendment to the Charter of McDowell-Purcell, Inc., changing the name of McDowell-Purcell, Inc. to McDowell Contractors, Inc., of record in Book 4989, page 45, said Register's Office.

This property is subject to the following:

1. 1984 real property taxes.

2. Sewer easement of record in Book 737, page 111, Register's Office for Davidson County, Tennessee.

3. Lack of direct access to I-40 by virtue of instrument of record in Book 3030, page 473, Register's Office for Davidson County, Tennessee.

4. Plan of record in Book 4060, page 36, as amended in Book 6240, page 92, Register's Office for Davidson County, Tennessee.

3638 03/13 152.50- CHECK

I 0 8 3 8 6

IDENTIFICATION REFERENCE

MAR 13 2 51 PM '84

FILED DAVIDSON COUNTY, TN REGISTER

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

RECEIVED OF _____

FOR _____

BOOK 6248 PAGE 4

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

55000.00- CAMT.
143.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 152.50-
9638A03/13/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 8 3 8 6

T IDENTIF. REFERENCE

MAR 13 2 51 PM '84

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 19654