jcp/3/9/84

File 6

FROM: McDowell Development Corp.

TO: Ellis Jakes

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

Address New Owner as follows:
Ellis Jakes
6089 Clarksville Highway
Joelton, Tennessee 37080

Send Tax Bills to:
Same

Map-Parcel No.
Map 15;
Parcel 51

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 6251 PAGE 7

The actual consideration or value, whichever is greater, for this transfer is $57,000.00

Ellis Jakes
Affiant

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

Elizabeth L. Lantz
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 Ellis Jakes, hereinafter referred to as GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, McDowell Development Corporation, 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 DEVELOPMENT CORPORATION

BY: David S. Gary
David S. Gary, Vice President

ATTEST:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 6251 PAGE 8

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 Vice President of McDowell Development Corporation, the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal, at office in Davidson County, Tennessee, this the 12th day of March, 1984.

Debra J. Bruce
NOTARY PUBLIC

My Commission Expires: 11/20/86

EXHIBIT A

Beginning at an existing concrete monument at the northwesterly corner of William Hills, Section Two as of record in Book 4460, page 62, Register's Office of Davidson County, Tennessee and being the southwesterly corner of Tract "C"; thence, with the westerly line of Williams Hills, Section 2, S 8° 22' 40" W 142.62 feet to an iron pin set at the northeasterly corner of Tract "B"; thence, with the common line between kract "B" and "E", N 80° 51' 13" W 932.09 feet to an iron pin set; thence, N 88° 01' 30" W 637.32 feet to an iron pin set on the easterly right of way line of Whites Creek Pike; thence, with the easterly right of way line of Whites Creek Pike with a curve to the right (radius 1,059.86 feet) northeasterly a distance of 17.42 feet to an iron pin set at the end of said curve and having a chord bearing a distance of N 2° 04' 44.5" E 17.420 feet; thence, continuing with the easterly right of way line of Whites Creek Pike, N 2° 33' 00" E 277.48 feet to an iron pin set at the southwesterly corner of Tract "A"; thence, with the southerly line of Tract "A", S 87° 27' 00" E 222.93 feet to an iron pin set; thence, with the easterly line of Tract "A", N. 4° 08' 38" W, 227.85 feet to an existing iron pin at the northeasterly corner of Tract "A" and the southeasterly corner of Mrs. Velma Spain Short property as of record in Deed Book 5305, page 474, Register's Office of Davidson County, Tennessee; thence, with the easterly line of Short, N 1° 34' 59" W 165.18 feet to an existing iron pin at the northeasterly corner of Short and in the south line of Clyde Midgett property; thence, with the south line of Midgett, S 83° 10' 30" E 157.68 feet to an existing iron pin at the common corner of Clyde Midgett and W. C. Gifford; thence, with the south line of Gifford, S 82° 38' 02" E, 1,290.82 feet to an existing iron pin at Gifford's southeasterly corner; thence, S 7° 18' 41" W. 67.82 feet to an existing iron pin at Raymond N. Barnes' southwesterly corner and the northwesterly corner of Tract "C"; thence, with the westerly line of Tract "C", S 8° 06' 26" W 459.12 feet to the point of beginning and containing 22.477 acres.

Being part of the same property conveyed to McDowell Development Corporation by Deed Book 4510, page 522, Register's Office for Davidson County, Tennessee.

This property is subject to the following:

1. 1984 real property taxes.

RUSS

IDENTIF. REFERENCE

I 0 9 0 3 6

MAR 15 3 03 PM '84

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

03/15 157.70- CHECK

418

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

RECEIVED OF _____

FOR _____

BOOK 6251 PAGE 10

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 - PROSATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

57000.00- CONT.
148.20 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 157.70
041803/15/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 9 0 3 6

IDENTIF. REFERENCE

MAR 15 3 04 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 20416