[redacted]

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
William T. Greene and wife	SAME	P/O 21-4-4
(NAME:)	(NAME:)	
P. O. Box 99		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Joelton, TN 37080	BOOK 6279 PAGE 144	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Two Thousand Two Hundred ($2,200.00) ***DOLLARS***

McDowell Development Corporation, a Tennessee corporation,

has ~~have~~ ***bargained and sold, and by these presents do ~~do~~ transfer and convey unto the said*** William T. Greene and wife, Deborah L. Greene, 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 in the Second Civil District, formerly the 14th Civil District of Davidson County, Tennessee, lying south of Lot 8, Section 1, Feltswood Subdivision, of record in Book 3700, page 13, R.O.D.C., Tennessee, and being more particularly described as follows:

Beginning at an existing iron pin at the northwest corner of this tract and at the southerly common corner of Lots 7 and 8, Feltswood Subdivision, Section 1; thence,

(1) With the southerly line of said Lot 8 of Feltswood Subdivision, Section 1, S 83° 43' 00" E, a distance of 218.05' to a broken concrete monument at the southerly common corner of Lots 8 and 9 of Feltswood Subdivision, Section 1, and at the northwest corner of property conveyed to George E. Mitchell and wife, Nancy P. Mitchell, by deed of record in Book 5858, page 283, said Register's Office; thence,

(2) With the westerly boundary of said Mitchell property, S 8° 03' 30" W, a distance of 225.78' to an existing iron pin in the northerly margin of a proposed road; thence,

(3) With the northerly margin of said proposed road with a curve to the right having a radius of 676.11', a central angle of 16° 26' 40", and a chord bearing of N 76° 39' 09" W, 193.90', a distance of 193.96' to an existing iron pin in the northerly margin of said proposed road; thence,

(4) Continuing with the northerly margin of said proposed road, N 68° 26' 02" W, a distance of 39.61' to an existing iron pin at the southeast corner of property conveyed to Thomas E. Brown and wife, Patricia Brown, by deed of record in Book 5857, page 62, said Register's Office; thence,

(5) With the easterly margin of said Brown property, N 8° 46' 16" E, a distance of 209.80' to the point of beginning and containing 1.155 acres more or less.

Being a part of the property conveyed to McDowell Development Corporation by Warranty Deed from H. C. Felts and wife, Emma T. Felts, of record in Book 4576, page 851, said Register's Office.

04/26 15.22 - CHECK

1748

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this ~~conveyance~~ is $2,200.00

Subscribed and sworn to before me, this the 26th day of April, 19 84

My commission expires: October 20, 1985
(Affix Seal)

Affiant

Notary Public

STATE OF TENNESSEE

This conveyance is expressly subject to the following:

(1) A lien for 1984 real property taxes which have been prorated and are assumed by the Grantee.

(2) Applicable building and zoning restrictions, drainage and utility easements, setback lines, and other restrictions or encumbrances which may be imposed by governmental authorities in connection with the use or development of the property herein conveyed, including the necessity of obtaining approval of a plat of said property by the Metropolitan Planning Commission and of recording said plat before commencing the construction of any improvements thereon.

(3) Lack of access to a public road.

unimproved ( )
This is improved ( ) property, known as ..... (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 William T. Greene and wife, Deborah L. Greene, their *heirs and assigns, forever.*

And Grantor does *covenant with the said* William T. Greene and wife, Deborah L. Greene *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* William T. Greene and wife, Deborah L. Greene, their *heirs and assigns against the lawful claims of all persons whomsoever.*

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed by its duly authorized officer on the date appearing in the acknowledgment below, to make this conveyance effective the 26th day of April, 1984.

McDOWELL DEVELOPMENT CORPORATION

By: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared William L. Saddler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of McDowell Development Corporation, the within named bargainor, a corporation, and that he as such President executed the foreoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal, at office in Nashville, Davidson County, Tennessee, this 26th day of April, 1984.

Debra J. Bruce
Notary Public

My Commission Expires:

04/20/86

DEBRA J. BRUCE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

I 1 8 1 2 1

IDENTIF. REFERENCE

APR 26 2 08 PM '84

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6279 PAGE 147

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

2200.00- CAMT.
5.72 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 15.22-
1748A04/26/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 1 2 1
I 1 8
IDENTIFICATION REFERENCE
APR 26 2 05 PM '84
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 31410