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
J. Frank Meisamer, et al. (NAME)	SAME (NAME)	P/O 21-4-4
1601 McIlvaine (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	BOOK 6292 PAGE 803
Maryville, TN 37801 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Three Thousand ($3,000.00) *DOLLARS*

of which One Thousand Five Hundred Dollars ($1,500.00) has been paid in cash, and for the remainder of which J. Frank Meisamer and wife, Ann L. Meisamer, have executed their promissory note, of even date herewith, in the original principal amount of One Thousand Five Hundred Dollars ($1,500.00), which note bears interest at the rate of ten percent (10%) per annum, McDowell Development Corporation, a Tennessee corporation,

has ~~have~~ does *bargained and sold, and by these presents ~~do~~ transfer and convey unto the said* J. Frank Meisamer and wife, Ann L. Meisamer, and Edward B. Knuckles and wife, Frances M. Knuckles (the "Grantees"), 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 Lots 2 and 3, 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 in the easterly margin of Feltswood Drive at the northwest corner of the tract herein described and the southwest corner of Lot 2, Feltswood Subdivision, Section 1; thence,

(1) Along the southerly boundary of said Lot 2, N 81° 40' 00" E, a distance of 140.32' to an existing iron pin at the common southerly corner of Lots 2 and 3; thence,

(2) Along the southerly boundary of said Lot 3, S 48° 00' 00" E, a distance of 196.36' to an existing iron pin at the common southerly corner of Lots 3 and 4; thence,

(3) S 0° 14' 38" W, a distance of 313.01' to an iron pin in the northerly margin of a proposed road; thence,

(4) With the northerly margin of said proposed road, for the following three calls: N 88° 30' 18" W, a distance of 124.95' to an existing iron pin; thence,

(5) With a curve to the right having a radius of 128.01' and a central angle of 81° 53' 37" (and a chord bearing and distance of N 47° 33' 28" W, 167.78'), a distance of 182.97' to an existing iron pin; thence,

(6) N 6° 36' 41" W, a distance of 313.36' to the point of beginning and containing approximately 2.436 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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 3,000.00

Subscribed and sworn to before me, this the 14th day of May, 1984

My commission expires: October 20, 1985

Notary Public

(Affix Seal)

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 Grantees.

(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 Grantees, their ..... *heirs and assigns, forever.*

And Grantor does *covenant with the said* Grantees, their heirs and assigns, ... *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 ~~heirs and representatives~~, *to warrant and forever defend the title to the said land to the said* Grantees, 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 indicated in the acknowledgment below, to make this conveyance effective the 14th day of May, 1984.

McDOWELL DEVELOPMENT CORPORATION

By: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 6292 PAGE 805

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared R. P. Sudderth, 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 foregoing 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 14th day of May, 1984.

William H. Perry Jr.
Notary Public

My Commission Expires:
October 20, 1985

I 2 2 3 9 9

IDENTIF. REFERENCE

MAY 15 3 10 PM '84

FILED FOR RECORD
DAVIDSON COUNTY, TN

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

RECEIVED OF BOOK 6292 PAGE 806

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
			300.00- CAMT.	
	VD		300.00 CAMT.	
			3000.00- CAMT.	
			7.80 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	17.30-
	6820A05/15/64		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 2 3 3 9

IDENTIF. REFERENCE

MAY 15 3 18 PM '68

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 36333