PREPARED BY:
Bass, Berry & Sims (WBJ)
2700 First American Center
Nashville, TN 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
South Central Bell	Same	163-198
c/o Larry Reeves, Operations Manager, Property Taxes (NAME)	(NAME)	
P. O. Box 532 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Birmingham, Alabama 35201 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Forty-Six Thousand Eight Hundred Eighty ($46,880.00) ---------- ***DOLLARS***

cash in hand paid, the receipt of which is hereby acknowledged, First American National Bank of Nashville, as Trustee under the Last Will and Testament of Robert A. McDowell, deceased,

has / ~~have~~ ***bargained and sold, and by these presents do / ~~do~~ transfer and convey unto the said*** South Central Bell Telephone Company, a Georgia corporation with its principal place of business in Birmingham, Alabama, its successors ***~~heirs~~ and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:***

BOOK 6366 PAGE 59

A tract of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on Cane Ridge Road, north of Bell Road, being Lot No. 4 on the Plan of The Carper Center, Section 3, of record in Book 4595, page 118, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin in the southerly margin of Cane Ridge Road, said iron pin being 237 feet northwesterly along said margin from the northerly terminus of the westerly return of the intersection of Bell Road and Cane Ridge Road; thence

With a curve to the left, having a radius of 281.50 feet (central angle - 20° 47' 20"; chord bearing - north 57° 56" west; chord - 101.58 feet) a distance of 102.14 feet to an iron pin; thence

N. 68° 21' W., a distance of 53.60 feet to an iron pin; thence

Leaving said margin of Cane Ridge Road, S. 42° 26' W., a distance of 166.83 feet to an iron pin; thence

S. 47° 53' E., a distance of 150 feet to a P.K. nail in a concrete retaining wall at the northwest corner of Lot 1 on the Plan of The Carper Center of record in Book 3700, page 150, Register's Office of Davidson County, Tennessee; thence

With the northwest line of said Lot 1, N. 42° 26' E., a distance of 204.17 feet to an iron pin, at the point of beginning and containing .66 acres.

Being a part of the same property conveyed to Robert A. McDowell by deed from William R. Chasteen, Executor of William Washington Carper, of record in Book 4176, page 132, said Register's Office, and being a part of the property devised to First American National Bank of Nashville, as Trustee, under the Last Will and Testament of Robert A. McDowell, deceased, of record in Will Book 130, page 208, Office of the Probate Court Clerk of Davidson County, 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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater for this transfer is $46,880.00

Subscribed and sworn to before me, this the 23rd day of August, 84

My commission expires: April 17 1988 (AFFIX SEAL)

NOTARY PUBLIC

08/23 131.44- CHECK

4645

2. Easements, setback lines, restrictions, and other encumbrances shown on the recorded plan of Lot 4, The Carper Center, Section 3, of record in Book 4595, page 118, said Register's Office.

3. An easement granted in an instrument entitled "Grant of Easement" of record in Book 6366, page 52, said Register's Office.

4. Power lines crossing the westerly half of said property and the westerly most corner of said property, as shown on a survey by Ahler & Martin, dated March 7, 1984, as revised August 6, 1984.

unimproved (X) This is improved ( ) property, known as Cane Ridge Road, (House Number) (Street) Nashville, Tennessee 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 South Central Bell Telephone Company, its successors ~~heirs~~ *and assigns, forever.*

And Grantor does *do covenant with the said* in as full and ample a manner as it can and should do, but no further or otherwise; with the said South Central Bell Telephone Company *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except as set forth above.

And Grantor does *do further covenant and bind* itself, its successors and ~~heirs and representatives, to~~ assigns, in as full and ample a manner as it can and should do, but no further or otherwise, *warrant and forever defend the title to the said land to the said* South Central Bell Telephone Company, its successors ~~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 officers on the date indicated in the acknowledgment below, this conveyance to be effective the 23rd day of August, 1984.

FIRST AMERICAN NATIONAL BANK OF NASHVILLE, TRUSTEE UNDER THE LAST WILL AND TESTAMENT OF ROBERT A. McDOWELL

ATTEST: Roberta Cooper asst vice Pres.

By: [signature] SENIOR VICE PRESIDENT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 6366 PAGE 61

Before me, Sandra F. Eastes, a Notary Public of the State and County aforesaid, personally appeared W. A. BYRN, JR. and Robert A. Tuggle, with whom I am personally acquainted, and who, upon oath acknowledged W. A. BYRN, JR. to be SENIOR VICE PRESIDENT and Asst. Vice President respectively of First American National Bank of Nashville, Trustee under the Last Will and Testament of Robert A. McDowell, the within named bargainor, a corporation, and that W. A. BYRN, JR. as such SENIOR VICE PRESIDENT and Robert A. Tuggle, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said W. A. BYRN, JR. as such SENIOR VICE PRESIDENT and attesting the same by the said Robert A. Tuggle as such Asst. Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this 21st day of August, 1984.

Sandra F. Eastes
Notary Public

NOTARY PUBLIC SANDRA F. EASTES DAVIDSON COUNTY, TENN.

My Commission Expires:
4-17-88

RUSH

I 4 5 0 2 7

IDENTIF. REFERENCE

AUG 23 1 28 PM '84

FELIX [illegible] II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6366 PAGE 52

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
			4650.00 CAPT.	
			121.94 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	131.44-
4645A	08/23/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4502 7

IDENTIFICATION REFERENCE

AUG 23 1 28 PM '84

FELIX Z. WILSON ET REGISTER
DAVIDSON COUNTY, TN

No. 0063351