BOOK 6368 PAGE 875

jvc46:8/28/84

FROM: McDowell Development Corporation
TO: Presant Industrial Supply Of N. C., Inc.

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

Address New Owner as follows:
Presant Industrial Supply
of N. C., Inc.
P. O. Box 280
Leland, N.C. 28451

Send Tax Bills to: SAME

Map-Parcel No. To be assigned - B.P.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $94,400.00.

Affiant

Subscribed and sworn to before me, this the 28th day of August, 1984.

Notary Public

My Comm. Expires: 7/21/85

LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, McDowell Development Corporation, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Presant Industrial Supply of N. C., Inc. hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A attached hereto and incorporated herein by reference.

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 covenants 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, except as set forth in Exhibit A; and Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs and assigns, against the lawful claims of all persons claiming by, through, or 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.

In addition to the property described above, GRANTOR conveys to GRANTEE an easement for ingress and egress over that property situated west of the subject property and bounded by Old Hickory Boulevard, Hickory Hills Boulevard, proposed Hickory Hills Court, and the subject property described in Exhibit A, all as shown on the plat of Hickory Hills Subdivision described in Exhibit A. The grant of said easement shall be subject to such easements, restrictions, and other matters as may appear of record and shall terminate at such time as satisfactory access to the property herein conveyed is available over and across the property upon which Hickory Hills Court is to be situated, as shown on said plat. GRANTOR acknowledges that there is presently no option or contract to purchase the property upon which the easement hereby conveyed is situated.

08/28 254.94 - CHECK

5807

WITNESS its hand this 28 day of August, 1984.

BOOK 6368 PAGE 876

McDOWELL DEVELOPMENT CORPORATION

BY: David S. Gary

TITLE: Pres

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Joe Vaulx Crockett III, 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 President of McDowell Development Corporation, the within named bargainor, a corporation, and that he as such 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 President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 28th day of August, 1984.

Joe Vaulx Crockett

NOTARY PUBLIC

My Commission Expires: 2/21/85

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RUSH

I 45954

IDENTIF. REFERENCE

AUG 29 4 02 PM '84

REGISTER DAVIDSON COUNTY, TN

PROPERTY DESCRIPTION BOOK 6368 PAGE 877

Being a tract of property located on Old Hickory Boulevard in Nashville, Davidson County, Tennessee, said parcel also being referred to as Lot 1, Section Three of Hickory Hills Subdivision as prepared by Dale and Associates, Inc., dated August 2, 1984, and of record in Book 6200, Page 112, Register's office for Davidson County, Tennessee. Said property being more particularly described as follows:

Beginning at a point being the southeasterly property corner of lands deeded to McDowell Development Corporation as of record in Book 4696, page 9 of the Register's Office of Davidson County, Tennessee, said point also being in the northerly margin of Old Hickory Boulevard, thence from said point and along a said northerly margin of Old Hickory Boulevard S 79° 05' 06" W a distance of 353.01 feet to a point, thence along a line N 25° 35' 24" W a distance of 286.95 feet to a point being in the southerly margin of Hickory Hills Court, thence along said southerly margin along a curve to the right of radius of 664.66 foot radius with a central angle of 22° 23' 51" a distance of 259.82 feet to a point, thence along a line S 47° 59' 15" E a distance of 372.87 feet to a point, thence along a line S 7° 45' 53" W a distance of 97.91 feet to a point and containing 2.71 acres more or less.

Included in the above description but excluded from conveyance is a 40-foot right-of-way dedication which parallels Old Hickory Boulevard. Said dedication is described as follows:

Beginning at a point being the southeasterly property corner of lands deeded to McDowell Development Corporation as of record in Book 4696, page 9 of the Register's Office of Davidson County, Tennessee, said point also being in the northerly margin of Old Hickory Boulevard, thence from said point and along said northerly margin S 79° 05' 06" W a distance of 353.01 feet to a point, thence along a line N 25° 35' 24" W a distance of 41.35 feet to a point, thence along a line N 79° 05' 06" E a distance of 377.01 feet to a point, thence along a line S 7° 45' 53" W a distance of 42.22 feet to the point of beginning and containing 0.35 acre more or less.

Being a portion of the same property conveyed to McDowell Development Corporation by installment deed from Noble C. Caudill, II, an unmarried man, and Larry Westbrook, Trustee, with full power to convey, transfer, lease, sell or mortgage, of record in Book 4696, page 9, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to the following exception:

A 35' landscape and utility easement along the southeasterly side line of said lot, a 40' R.O.W. dedication along the southerly rear line of said lot, and notes on the aforementioned plat of Lot 1, Section Three of Hickory Hills Subdivision which state, "No building permit is to be issued until the final master development plan is approved by the Metropolitan Planning Commission in accordance with the provisions of the Planned Unit Development district regulations of the Metropolitan Zoning Ordinance. This property is zoned 'Commercial Planned Unit Development.' Final site plan must be approved by the Metropolitan Planning Commission. Any excavation, fill or any disturbance of the existing ground elevation must be done in accordance with Storm Water Drainage Ordinance No. 78-840 and approved by the Metropolitan Department of Public Works. All lots to be served by Public Water and Sanitary Sewer.

EXHIBIT A

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 6368 PAGE 878

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

94400.00- CAMT.
245.44 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 254.94-
5807A08/28/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 45954

IDENTIF. REFERENCE

AUG 28 4 02 PM '84

REGISTER
DAVIDSON COUNTY, TN

No. 0064477