jcpl42/2/5/85

6046

FROM: McDowell Development Corporation
TO: And-Tex, Inc.

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

Address New Owner as follows:

AND-TEX, INC.
717-B Main Street
Nashville, TN 37206

Send Tax Bills to: Same

Map-Parcel No. 40; 149

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $27,000.00.

Affiant

Subscribed and sworn to before me, this the 6 day of February, 1985.

Notary Public

My Comm. Expires: 7-21-85

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by AND-TEX, INC., a Tennessee corporation, hereinafter referred to as GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, McDowell Development Corporation, a Tennessee corporation, hereinafter referred to 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 HEREIN]

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with GRANTEE that GRANTOR 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 successors, assigns and representatives, to warrant and forever defend the title to the land to GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under GRANTOR, but no further or otherwise.

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed by its duly authorized representative on this 10th day of February, 1985.

MCDOWELL DEVELOPMENT CORPORATION

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

3:76 02/08/85 CHECK
I.B. 20089
IDENTIF. REFERENCE
FEB 8 11 42 AM '85
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Patricia L. Stowe, 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 6 day of February, 1985.

Patricia L. Stowe
NOTARY PUBLIC

My Commission Expires: 7-21-85

EXHIBIT A

Being Lot 2 on the Plan of Section Two, Hickory Hills Subdivision, of record in Book 6200, page 111, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to McDowell Development Corporation, a Tennessee 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.

Exceptions:

1. Taxes for 1984, which shall be the responsibility of Grantor.

2. Taxes for 1985, which shall be the responsibility of Grantee.

3. Restrictive Covenants of record in Book 6368, page 643, Register's Office for Davidson County, Tennessee.

4. Plan of record in Book 6200, page 111, said Register's Office.

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

BOOK 6489 PAGE 929

RECEIVED OF _____

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

27000.CO- CAMT.
70.20 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 79.70-
9976A02/08/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 82089

IDENTIF. REFERENCE

FEB 8 11 42 AM '85

REGISTER
DAVIDSON COUNTY, TN

No. 107411