jcp558:11/4/86

026032

FROM: McDowell Development Corporation
TO: C. P. Kidd Enterprises, Inc.

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

Address New Owner:	Mortgagee:	Map-Parcel No.
C. P. Kidd Enterprises, Inc. 2535 Franklin Rd. Nashville, TN. 37204	Third National Bank in Nashville	P/o 17; 2 (Rutherford)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 60,000 .

Affiant

Subscribed and sworn to before me, this the 6th day of November, 1986.

Notary Public

My Comm. Expires: 5-13-89

SPECIAL 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 of which is hereby acknowledged, McDowell Development Corporation, a Tennessee corporation, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto C. P. Kidd Enterprises, Inc., hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson and Rutherford Counties, 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 real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEE, its successors and assigns, forever.

GRANTOR further covenants and binds itself, its representativesand successors, to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

11/21 6034 IDENTIFICATION REFERENCE Nov 21 3 47 PM '86 FELIX J. WILSON REGISTER DAVIDSON COUNTY, TN

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2145

IN WITNESS WHEREOF, GRANTOR has executed this Special Warranty Deed as of the 6 day of Nov, 1986.

McDOWELL DEVELOPMENT CORPORATION,
a Tennessee corporation

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

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Patricia L. Stone, a Notary Public within and for the State and County aforesaid, personally appeared David S. Gary, with whom I am personally acquainted and who upon his oath acknowledged himself to be the 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 purpose therein contained by signing the name of the corporation by himself as such President.

Witness my hand and official seal at office at Nashville, TN, on this 6TH day of November, 1986.

Patricia L. Stone
NOTARY PUBLIC

My Commission Expires: 5-13-89

EXHIBIT A

A tract of land in the second civil district of Metropolitan Nashville Davidson County, Tennessee and in the Third Civil District of Rutherford County, Tennessee being more fully described as follows: according to the survey of Dale and Associates, Inc., Job No. 86086, dated March 25, 1986,;

Beginning at an iron pin set on the easterly margin of J.P. Hennessy Blvd. at the northerly end of tha northeasterly return curve at the intersection of J.P. Hennessy Blvd. and the proposed extention of Corporate Place and proceeding as follows?

Southeastwardly with a 25 foor radius curve to the left 39.27 feet to an iron pin set, said curve has a chord bearing and distance of S 16°45'26"E. A distance of 35.36 feet to a point;

Thence, S 61°45'26" E, a distance of 460.00 feet to a witness iron pin and continuing 50.00 feet in all 510.00 feet to a point in relocated Hurricane Creek;

Thence, with said creek N 28°14'34"E, a distance of 226.13 feet to a point;

Thence, leaving said creek and along a line S 84°58"56" E, a distance of 480.73 feet to a point in International Boulevard;

Thence, along said westerly margin of International Boulevard S 4° 18'26" W, a distance of 50.00 feet to an iron pin;

Thence, along a line, being the common property line of Interchange City Associates, Ltd. tract 217-A, S 28°45'00"W, a distance of 628.19 feet to an iron pin;

Thence, along the common property line of Bridgestone Tire Manufacturin N 84°25'03" W, a distance of 491.73 feet to a point in relocated Hurricane Creek.

Thence, with the creek N 2°49'33" E, a distance of 387.62 feet to a point;

Thence, with the south right-of-way line of the proposed extention of Corporate Place N 61°45'26" W, a distance of 50.00 feet to a witness iron pin and continuing 459.91 feet in all 509.91 feet to an iron pin set;

Thence, with 25 foot tadius curve to the left 39.27 feet to an iron pin set on the easterly right-of-way line of J.P. Hennessy Blvd., said curve has a chord bearing and distance of S 73°14'34Z W, a distance of 35.36 feet;

Thence with J.P. Hennessy Blvd. N 28°14'34" E, a distance of 110.00 feet to the point to beginning and containing 7.86 acres, more or less.

Being part of the property conveyed to McDowell Development Corporation by deeds of record in Book 4549, page 221, R.O.D.C. and of record in Deed Book 195, page 149, R.O.R.C., part of Book 4419, page 194, R.O.D.C. and all of Deeb Book 316, page 515, R.O.R.C.

RECORDING FEE 12.00
STATE TAX 168.00
REGISTER'S FEE .50
TOTAL PAID 180.50
RECEIPT NO. 15679

This property is conveyed subject to the following exceptions:

1. Restrictions of record in Deed Book 217, page 402, R.O.R.C., and in Book 4673, page 508, R.O.D.C.

2. A 20-foot easement for the construction of an overhead powerline conveyed to Amtrol, Inc. in Book 5680, page 967, as conveyed by Amtrol, Inc. to Metropolitan Government of Nashville and Davidson County, Tennessee, in Book 5680, page 971, R.O.D.C., which lies within the right-of-way of Corporate Place.

3. All items mentioned on the survey of Dale and Associates, Inc. dated March 25, 1986.

I, Homer Jones, Register of Rutherford County, do certify that the foregoing instrument is registered in said office in book 372 page 25 that it was received Nov. 13 1986 at 12:31 o'clock P m and entered in notebook 33 page 224 Homer Jones, Reg. Beth Thompson Deputy

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