WBJWP4 9/16/87 gh
THIS INSTRUMENT PREPARED BY:
Bass, Berry & Sims (WBJ)
2700 First American Center
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Robert A. McDowell, Jr.; R. Dennis McDowell; R. David McDowell; and First American Trust Company, N.A., as agent for Robert A. McDowell, Jr. and Robert F. Smith, as Co-Executors of the Estate of Robert A. McDowell, Sr. c/o Robert A. McDowell, Jr. 813 Second Ave., South Nashville, TN 37210	SAME	50-79

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Curtiswood Investment Corp., a Tennessee corporation, has bargained and sold, and by these presents does transfer and convey to Robert A. McDowell, Jr.; R. Dennis McDowell; R. David McDowell; and First American Trust Company, N.A., as agent for Robert A. McDowell, Jr. and Robert F. Smith, the Co-Executors of the Estate of Robert A. McDowell, Sr., (the "Grantees") as tenants-in-common with the interest of each tenant-in-common being as set forth in an Agreement between the Grantees, dated as of September 15, 1987, their respective heirs, representatives, successors, and assigns, its one-third (1/3) undivided interest in the following property located in Nashville, Davidson County, Tennessee, to-wit:

A tract of land in the Second Civil District of Metropolitan Nashville-Davidson County, Tennessee known as Taylor's Hill located east of Dickerson Road, U.S. Highway 31-W and 41, north of Briley Parkway, west of Interstate Highway I-65, and south of Old Due West Avenue and being more particularly described as follows:

Beginning at an iron pin on the east margin of Dickerson Road, 75' east of the centerline at the northwest corner of property conveyed to Exxon Corporation by deed of record in Book 3895, Page 946, Register's Office of Davidson County, Tennessee; thence,

1) Northwardly with the east margin of Dickerson Road with a curve to the left having a radius of 2940.00' and a central angle of 13° 00' 35" (chord bearing and distance of N 07° 08' 23" E, 666.13'), a distance of 667.56' to an iron pin in the south line of the W. D. O'Connell property; thence,

2) With O'Connell's south line S 84° 04' 12" E, a distance of 552.00' to an iron pin; thence,

3) With O'Connell's east line, N 06° 48' 03" E, a distance of 318.04' to an iron pin at the southwest corner of the William Goodrich property described in deeds of record in Book 329, Page 616, and Book 4870, Page 420, said Register's Office; thence,

4) With an old fence line along Goodrich's south line and the south line of the Horace B. Goodrich property described in the deed of record in Book 4235, Page 372, said Register's Office, S 82° 22' 31" E, a distance of 670.18' to an iron pin; thence,

5) With Goodrich's east line along an old fence, N 06° 33' 10" E, a distance of 621.88' to an iron pin at the southwest corner of the property conveyed to Battle Ground Academy by deed of record in Book 4563, Page 358, said Register's Office; thence,

6) With the south line of the Battle Ground Academy property, S 81° 20' 39" E, a distance of 604.00' to an iron pin; thence,

7) With the east line of the Battle Ground Academy property, N 18° 21' 48" W, a distance of 547.00' to an iron pin; thence,

8) Continuing with Battle Ground Academy's east property line, N 20° 08' 00" E, a distance of 293.32' to a nail in Old Due West Avenue at the northeast corner of the Battle Ground Academy property; thence,

9) With the center of Old Due West Avenue, eastwardly with a curve to the right having a radius of 120.22' and a central angle of 05° 51' 45" (chord bearing and distance of S 72° 47' 29" E, 12.30'), a distance of 12.30' to a nail; thence,

10) With the center of Old Due West Avenue, S 69° 52' 00" E, a distance of 226.00' to a nail at the beginning of a curve; thence,

11) Continuing with the center of Old Due West Avenue, with a curve to the right having a radius of 273.66' and a central angle of 24° 44' 00" (chord bearing and distance of S 57° 30' 00" E, 117.22'), a distance of 118.13' to a nail; thence,

12) Continuing with the centerline of Old Due West Avenue, S 45° 08' 00" E, a distance of 37.00' to a nail at the beginning of a curve; thence,

13) Continuing with the center of Old Due West Avenue, with a curve to the left having a radius of 404.83' and a central angle of 13° 07' 01" (chord bearing and distance of S 51° 41' 30" E, 92.47'), a distance of 92.68' to a nail at the northwest corner of the Metropolitan Government Landfill Property described in the deed of record in Book 3702, Page 609, said Register's Office; thence,

14) With the west line of the Landfill Property along an old fence line, S 06° 49' 07" W, a distance of 1231.96' to an iron pin; thence,

15) With the south line of the Landfill Property, S 81° 26' 49" E, a distance of 564.31' to an iron pin on the westerly right-of-way of Interstate Highway I-65; thence,

16) With the right-of-way of I-65, S 45° 24' 32" W, a distance of 506.91' to a concrete highway monument; thence,

17) N 44° 47' 24" W, a distance of 24.92' to a concrete highway monument; thence,

18) S 45° 24' 32" W, a distance of 699.17' to a concrete highway monument; thence,

19) S 75° 18' 24" W, a distance of 347.75' to a concrete highway monument; thence,

20) S 88° 48' 20" W, a distance of 335.98' to a concrete highway monument; thence,

21) S 59° 54' 47" W, a distance of 502.65' to a concrete highway monument; thence,

22) N 82° 07' 43" W, a distance of 449.94' to an iron pin; thence,

23) N 07° 49' 29" E, a distance of 249.54' to a concrete monument; thence,

24) N 82° 20' 29" W, a distance of 221.94' to an iron pin in concrete at the southeast corner of the Exxon Corporation property described in the deed of record in Book 3895, page 946, said Register's Office; thence,

25) With Exxon's east line, N 14° 17' 24" E, a distance of 200.00' to an iron pin; thence,

26) With Exxon Corporation's north line, N 82° 18' 17" W, a distance of 200.00' to the point of beginning, and containing 76.493 acres.

Being the same property conveyed to Curtiswood Investment Corp., by warranty deed from Robert A. McDowell and wife, Patricia McDowell, of record in Book 5207, page 634, Register's Office for Davidson County, Tennessee, and a part of the property conveyed to Grantor, Roscoe B. McDowell, Sr., and Charles W. McDowell, Sr. by quitclaim deed from Joyce McDowell Purcell of record in Book 6102, Page 122, said Register's Office.

The foregoing description is intended to convey Grantor's interest in the property which was acquired by Grantor's predecessors in an installment deed from Ora Gardner Oakley, of record in Book 3646, page 105, said Register's Office, and which lies between Interstate 65 and Dickerson Road, north of the property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from Roscoe B. McDowell, Sr., Charles W. McDowell, Sr., Robert A. McDowell, Sr., and Bruce Purcell, dated June 23, 1966, of record in Book 4029, page 641, said Register's Office and north of Briley Parkway, except the following two tracts: (1) the property conveyed to Humble Oil & Refining Co., a Delaware corporation, by deed from Roscoe B. McDowell, Sr., Charles W. McDowell, Sr., Robert A. McDowell, Sr., and Bruce

Purcell, dated May 21, 1965, of record in Book 3895, page 946, said Register's Office, and (2) the property conveyed to Battle Ground Academy by deed from Roscoe B. McDowell, Sr., Charles W. McDowell, Sr., Robert A. McDowell, Sr., and W. Bruce Purcell, dated December 22, 1971, of record in Book 4563, page 358, said Register's Office.

This conveyance is expressly subject to the following:

1. A lien for 1987 real property taxes.

2. An easement of record in Book 4040, page 954, said Register's Office.

3. Such lack of availability of utilities (including water, sewer, gas, and electricity) as may exist.

4. Rights of others in the portion of the property which lies within the right-of-way of Old Due West Avenue.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the Grantees, their heirs, representatives, successors, and assigns, forever. And Grantor does covenant with the said Grantees 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 herein.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, representatives, successors, and assigns against the lawful claims of all persons whomsoever claiming by, through, and under Grantor.

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, to make this conveyance effective the 16TH day of September, 1987.

CURTISWOOD INVESTMENT CORP.

By: _____
PRESIDENT

ATTEST:

_____
SEC. V.P.

BOOK 7354 PAGE 55

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert A. McDowell Jr. and R. David McDowell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the President and Vice-President and Secretary, respectively, of Curtiswood Investment Corp., the within named bargainor, a corporation, and that they as such officers executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said Robert A. McDowell Jr. as President and attesting the same by the said R. David McDowell as Vice-President and Secretary

WITNESS my hand, at office in Nashville, Davidson County, Tennessee, this 16th day of September, 1987.

William N. Berry Jr.
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

September 9, 1989

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $522,723.50.

Affiant

Sworn to and subscribed before me, this 16TH day of September, 1987.

William N. Berry Jr.
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

September 9, 1989

6572 P.

IDENTIFICATION REFERENCE

SEP 1[illegible] 1987

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7354 PAGE 56

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6572 b.

IDENTIFICATION REFERENCE

SEP 16 2 40 PM '87

DAVIDSON COUNTY, TN

No.