G 72687

This instrument prepared by:
Alfred E. Abbey
Trabue, Sturdivant & DeWitt
26th Floor, L&C Tower
Nashville, TN 37219

RUSH

IDENTIF. REFERENCE

DEC 18 4 29 PM '81

FELIX A. SMITH JR. REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

BOOK 5832 PAGE 522

Address New Owner and
Send Tax Bills to:

Map - 41

Noble C. Caudill, II
15th Floor, American Trust Building
Nashville, TN 37201

Parcel - P/O 20

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars, cash in hand paid by NOBLE C. CAUDILL, II and COMMERCE PARK NORTH, LTD., the receipt of which is hereby acknowledged, and other good and valuable considerations, including the exchange of certain properties and easements referred to in the Agreement made by and between the Grantors and the Grantees herein, of record in Book 5678, page 245, Register's Office for Davidson County, Tennessee (the "Agreement"), we **CHRISTINE GAINES THOMASON** and **CHARLES GAINES THOMASON** (the "Grantors") have this day bargained and sold, and do hereby transfer and convey a TWO-THIRDS (2/3rds) UNDIVIDED INTEREST in and to the following described real property to the said **NOBLE C. CAUDILL, II** and a ONE-THIRD (1/3rd) UNDIVIDED INTEREST in and to said real property to the said **COMMERCE PARK NORTH, LTD.,** a limited partnership, having a certificate of record in Book 5565, page 217, Register's Office for said County (the "Grantees"), their respective successors, heirs and assigns, being two tracts of land in Davidson County, Tennessee, described as follows:

East Tract

A tract of land in the Second Civil District of Davidson County, Tennessee, lying south of Old Hickory Boulevard (North) and east of Interstate Highway I-24, and being more fully described as follows:

Beginning at the southeasterly corner of the Caudill Property and the southwesterly corner of Laura K. True, Book 1713, Page 181, in the northerly line of the Thomason Property; and proceeding as follows:

1. South 02° 38' 49" West 35.00'; thence,
2. South 58° 13' 37" West 197.13'; thence,
3. South 68° 39' 00" West 571.30' to a point on the easterly margin of a proposed 80' road; thence,
4. North 12° 06' 27" West 135.77' to a point on the line between Caudill and Thomason; thence,
5. With said line as follows:
   (a) North 59° 56' 30" East 60.41'; thence,
   (b) North 65° 44' 00" East 122.90'; thence,
   (c) South 79° 45' 45" East 190.90'; thence,
   (d) North 69° 53' 07" East 215.00'; thence,
   (e) North 62° 03' 00" East 198.90' to the point of beginning; containing 60,893 square feet or 1.40 acres, more or less.

Being part of the same property conveyed to Christine Gaines Thomason and Charles Gaines Thomason by deed from Twenty Four North Associates, a limited partnership, of record in Book 5694, page 472, Register's Office for Davidson County, Tennessee.

12/18 06.32

3908

West Tract

A tract of land in the Second Civil District of Davidson County-Tennessee lying south of Old Hickory Boulevard (North) and east of Interstate Highway I-24, and being more fully described as follows:

Beginning at an iron pin on the easterly right-of-way line of I-24 at the northwesterly corner of Thomason, the same being a southwesterly corner of Caudill, and proceeding as follows:

1. With the line between Thomason and Caudill as follows:
   (a) North 68° 11' 00" East 181.04'; thence,
   (b) North 62° 36' 30" East 266.14'; thence,
   (c) North 61° 15' 00" East 219.87'; thence,
   (d) North 59° 56' 30" East 78.03' to a point on the westerly margin of a proposed 80' road; thence,
2. South 12° 06' 27" East 122.87'; thence,
3. South 68° 39' 00" West 564.57'; thence,
4. South 76° 57' 16" West 145.74' to a point on the easterly right-of-way line of I-24, thence;
5. North 43° 18' 29" West 33.00' to the point of beginning; containing 56,108 square feet or 1.29 acres, more or less.

Being part of the same property conveyed to Christine Gaines Thomason and Charles Gaines Thomason by deed from Twenty Four North Associates, a limited partnership, of record in Book 5694, page 472, Register's Office for Davidson County, Tennessee.

SUBJECT TO AND THE GRANTORS HEREBY RESERVE easements for the installation and maintenance of any and all types and kinds of utility lines and for the purpose of grading and landscaping the same, over, across and (i) upon the westerly ten (10) feet of the above described East Tract and (ii) the easterly ten (10) feet of the above described West Tract, which easements may be used in common by the Grantors and Grantees herein as provided in the Agreement, and which easements are intended to be contiguous with similar ten (10) foot strips of land described in a deed from the Grantees herein to the Grantors of even date and recorded herewith.

AND ALSO SUBJECT TO:

1. Agreement dated November 14, 1980, made by and between the Grantors and the Grantees herein, of record in Book 5678, page 245, Register's Office for Davidson County, Tennessee, including without limitation, the easements for the installation and maintenance of sewer lines as therein set forth; provided that the said Agreement shall be deemed to have been modified to the extent necessary to accord with the provisions of this deed.

2. Easement for flow of Little Creek.

3. Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5141, page 741, Register's Office for Davidson County, Tennessee.

4. Taxes for the current year, a lien not yet payable, which taxes have not been pro-rated and will be paid in full by the Grantors herein; provided that any additional taxes which may be assessed by reason of any improvements made by the Grantees after the date hereof shall be paid by the Grantees.

This unimproved property, known as lying south of Old Hickory Blvd. (North), Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Noble C. Caudill, II, as to a two-thirds (2/3rds) undivided interest, and to the said Commerce Park North, Ltd., as to a one-third (1/3rd) undivided interest, and their respective successors, heirs and assigns, forever.

AND we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as herein set out. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their respective successors, heirs and assigns, against the lawful claims of all persons whomsoever.

The undersigned R. Beryl Thomason, wife of Charles Gaines Thomason, has joined in the execution of this deed for the sole purpose of transferring and conveying to the within named Grantees all of her right, title and interest in the within-described property, whether as homestead, spouse's elective share, or otherwise.

WITNESS our hands, this 13th day of July, 1981.

Charles Gaines Thomason
Charles Gaines Thomason

Christine Gaines Thomason
Christine Gaines Thomason

R. Beryl Thomason
R. Beryl Thomason

STATE OF FLORIDA)
)
COUNTY OF ALACHUA)

Personally appeared before me, Susan K. Kerkow, a Notary Public in and for said County and State, the within named Christine Gaines Thomason, Charles Gaines Thomason, and R. Beryl Thomason, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Gainesville, Florida, this 13 day of July, 1981.

Susan K. Kerkow
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MAY 22 1985
BONDED THRU GENERAL INS. UNDERWRITERS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 6,750.00.

Subscribed and sworn to before me, this the 27th day of August, 1981.

Affiant

Nancy F. Vories
Notary Public

My Commission Expires:

Dec. 5, 1984

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5832 PAGE 525

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

6750.00- CO
17.42 CO TX
.50 PRFEE
9.00 WDEED
CHECK 25.92-
3908A12/16/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G726887.

IDENTIF. REFERENCE

DEC 18 4 29 PM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 858792