This Instrument Prepared By:
Stokes & Bartholomew, P. A.
424 Church Street, Suite 2800
Nashville, Tennnesse 37219
Return to Box 50

BOOK 8088 PAGE 695

ADDRESS NEW OWNER:
Billy W. Spain and wife, Shelby Jean Spain
323 Westchester Drive
Madison, TN 37115

SEND TAX BILL:
To Owner

MORTGAGEE:
Dominion Bank of Middle Tennessee
P.O. Box 547
Hendersonville, Tennessee 37077--547

MAP AND PARCEL:
MAP 22
GROUP
PARCEL 31

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/ we, The Estate of Artie G. Brooks Robinson, Ruth Kinnard, Administratrix CTA hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Billy W. Spain and wife, Shelby Jean Spain, hereinafter called the GRANTEE(S), their heirs successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

See Attached Exhibit "A" which is herein incorporated by this reference.

This is unimproved property known as Union Hill Road, Nashville, TN.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, governmental regulations that may affect the premises and the following exceptions:

1. Taxes for 1990 a lien but not yet due and payable.
2. Any portion of the herein described proeprty within the bounds of Union Hill Road.

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(S), their heirs, successors and assigns, forever; and GRANTOR(S) do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 13th day of April, 1990.

The Estate of Artie G. Brooks Robinson

Ruth Kinnard

By: Ruth Kinnard
Administratrix CTA

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, R. L. Moore, a Notary Public of said county and state, Ruth Kinnard, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Administratrix CTA of the Estate of Artie G. Brooks Robinson, the maker or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this the 13th day of April, 1990.

R. L. Moore, NOTARY PUBLIC

My Commission Expires: November 21, 1992

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 140,000.00.

Billy W. Spann
AFFIANT

Subscribed and sworn to before me
this 13th day of April, 1990.

R. L. Moore, NOTARY PUBLIC
My Commission Expires: November 21, 1992

TRACT I:

Beginning at a concrete monument located at the southwest corner of I-24 and Union Hill Road, said monument being the northeast corner of the herein described land; thence with the westerly right-of-way of Union Hill Road, southerly with a curve concave to the East, having a radius of 600.00 feet, a distance of 236.41 feet (LC = South 14 deg. 51' West, 234.88 feet) to an iron pin at the northeast corner of Tract II; thence with Tract II, as follows: North 83 deg. 23' West, a distance of 377.02 feet, to an iron pin; thence North 63 deg. 34' West, a distance of 539.99 feet, to an iron pin in the easterly line of the William C. Gifford property; thence with Gifford's line, North 7 deg. 48' East, a distance of 200.00 feet, to an iron pin in the southerly right-of-way of I-24; thence with the southerly right-of-way of I-24, as follows: easterly with a curve concave to the South, having a radius of 5,549.58 feet, a distance of 308.76 feet (LC = South 75 deg. 35' East, 308.72 feet) to a concrete monument; thence South 73 deg. 23' East, a distance of 194.17 feet, to a concrete monument; thence South 73 deg. 12" East, a distance of 424.09 feet, to the point of beginning, containing 5.39 acres, more or less.

TRACT II:

Beginning at an iron pin located in the westerly right-of-way of Union Hill Road, said pin being a distance of 236.41 feet along the westerly right-of-way of Union Hill Road from a concrete monument located at the southwest corner of I-24 and Union Hill Road, said pin also being the southeast corner of Tract I and the northeast corner of the herein described land; thence with the westerly right-of-way of Union Hill Road, as follows: southerly with a curve concave to the East, having a radius of 600.00 feet, a distance of 80.29 feet (LC = South 0 deg. 17' East, 80.23 feet) to a point; thence South 1 deg. 31' East, a distance of 85.71 feet, to an iron pin at the northeast corner of Tract III; thence with Tract III, North 89 deg. 08' West, a distance of 920.53 feet, to an iron pin in the easterly line of the William C. Gifford property; thence with Gifford's line, North 7 deg. 48' East, a distance of 440.00 feet, to an iron pin at the southwest corner of Tract I; thence with Tract I, as follows: South 63 deg. 34' East, a distance of 539.99 feet, to an iron pin; thence South 83 deg. 23' East, a distance of 377.02 feet, to the point of beginning, containing 5.44 acres, more or less.

TRACT III:

Beginning at an iron pin located in the westerly right-of-way of Union Hill Road, said pin being a distance of 402.41 feet along the westerly right-of-way of Union Hill Road from a concrete monument located at the southwest corner of I-24 and Union Hill Road, said pin also being the southeast corner of Tract II and the northeast corner of the herein described land; thence southerly, with a curve concave to the East, having a radius of 1,185.92 feet, a distance of 166.00 feet (LC = South 0 deg. 46' West, 165.86 feet) to an iron pin located at the northeast corner of Tract IV; thence with Tract IV, South 80 deg. 43' West, a distance of 977.06 feet, to an iron pin in the easterly line of the Guy Bates property; thence with Bates' line, North 7 deg. 18' East, a distance of 25.00 feet, to an iron pin; thence with Gifford's line, North 7 deg. 48' East, a distance of 315.56 feet, to an iron pin at the southwest corner of Tract II; thence with Tract II, South 89 deg. 08' East, a distance of 920.53 feet, to the point of beginning, containing 5.40 acres more or less.

TRACT IV:

Beginning at an iron pin located in the westerly right-of-way of Union Hill Road, said pin being the northeast corner of the Shirley Bates property and the southeast corner of the herein described land; thence with Bates' line, as follows: South 86 deg. 41' West,

a distance of 250.00 feet, to an iron pin; thence South 3 deg. 22' East, a distance of 300.00 feet, to an iron pin in the northerly line of the Dave A. Graham property; thence with Graham's line, North 81 deg. 56' West, a distance of 797.00 feet, to an iron pin in the easterly line of the Guy Bates property; thence with Bates' line, North 7 deg. 18' East, a distance of 238.55 feet, to an iron pin in the southwest corner of Tract III; thence with TRact III, North 80deg. 43' East, a distanc eof 977.06 feet, to an iron pin in the westerly right-of-way of Union Hill Road; thence with the westerly right-of-way of Union Hill Road, as follows: South 3 deg. 26' East, a distance of 90.00 feet, to an iron pin; thence North 86 deg. 34' East, a distance of 15.00 feet, to an iron pin; thence South 3 deg. 26' East, a distance of 103.42 feet, to the point of beginning, containing 7.16 acres, more or less.

Being a portion of the same property conveyed to Artie G. Brooks by deed of record in Book 3802, page 837, Register's Office for Davidson County, Tennessee. The said Artie G. Brooks having since died, Will of record in Book 52, pages 263-266, Probate Court of Williamson County, Tennessee. The said Artie G. Brooks was also known as Artie G. Brooks Robinson.

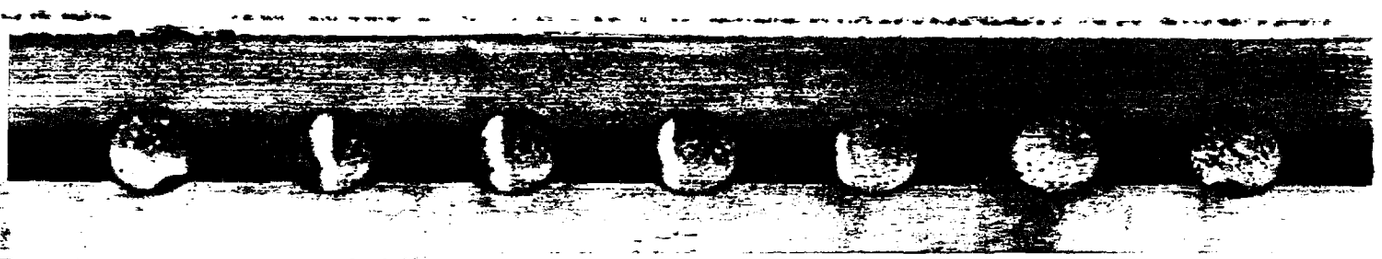
1442 04/16 0101 03CHECK 475.00

19080

IDENTIF. TREFERENCE

APR 16 11 29 AM '90

DAVIDSON COUNTY



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

RECEIVED OF _____

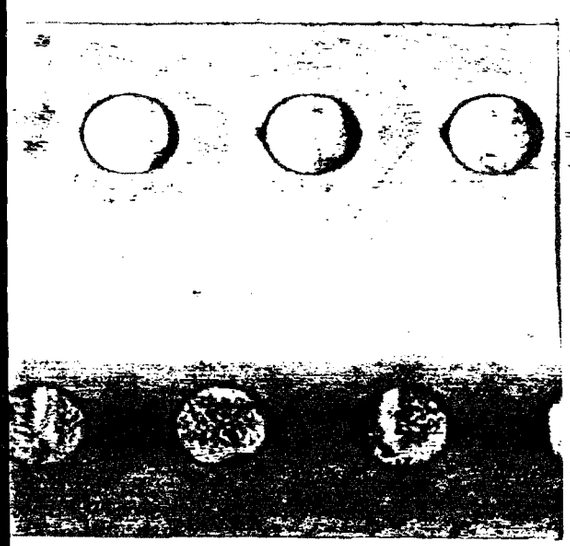
FOR _____

BOOK 8088 PAGE 699

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	140000.00
			CON TX	462.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	475.00
			CHECK	475.00
04/16/90		01	11:26 0001	1442

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



19080

IDENTIF. REFERENCE

APR 16 11 29 AM '90

DAVIDSON COUNTY TN.

No. 310553