THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney-at-Law
303 Frances Street, P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Quitclaim Deed

BOOK 9950PG594

ADDRESS NEW OWNERS:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PAR.
Chase Pointe Properties, L.L.C. 323 Westchester Drive Madison, TN 37115	Same	Map 22 Parcel 31 Field Book 14D 24600

THIS QUITCLAIM DEED, made and entered into on the day and date last written below, by and between BILLY W. SPAIN and wife, SHELBY JEAN SPAIN, hereinafter referred to as the "GRANTORS", and CHASE POINTE PROPERTIES, L.L.C., a Tennessee Limited Liability Company, hereinafter referred to as the "GRANTEE";

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, we, BILLY W. SPAIN and wife, SHELBY JEAN SPAIN, the GRANTORS, have this day bargained, sold and quitclaimed unto CHASE POINTE PROPERTIES, L.L.C., a Tennessee Limited Liability Company, the GRANTEE, its successors or assigns, all of our right, title and interest in certain real property in Davidson County, Tennessee, described as follows, to-wit:

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.

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 80 deg. 43' East, a distance of 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 the same property conveyed to Billy W. Spain and wife, Shelby Jean Spain, by deed from The Estate of Artie G. Brooks Robinson, Ruth Kinnard, Administratrix CTA of record in Book 8088, page 695, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

This is unimproved property located on Union Hill Road, Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands this the 16th day of February, 1996.

Billy W. Spain
BILLY W. SPAIN

Shelby Jean Spain
SHELBY JEAN SPAIN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BILLY W. SPAIN and wife, SHELBY JEAN SPAIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 16th day of February, 1996.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

BOOK 9950 PG 596

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is NONE.

Billy W. Spann
AFFIANT

Sworn to and subscribed before me this the 16th day of February, 1996.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

MTGT 02/16 0101 03CHECK 12.00

0151281
IDENTIFICATION REFERENCE

95 FEB 16 PM 2:26
DAVIDSON COUNTY, TN.

PICK-UP