BOOK 10361 PG 506

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,000.00

X Kenneth R. Caine
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February 19 97

Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & ASSOCIATES, INC., 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth R. Caine (NAME)	First American National Bank (NAME)	MAP 70-13
3012 River Drive (ADDRESS)	First American Center (ADDRESS)	PARCEL 134
Nashville, TN 37218 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37237-0209 (CITY) (STATE) (ZIP)	FB# 13DA 63955

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Evelyn J. Spain, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth R. Caine, Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being parts of Lots Nos. 12 and 13 on the Map of Hailey's Subdivision of Part of Block 5 of G. T. Sheegog's Subdivision at Bordeaux, as of record in Book 547, page 155, Register's Office for said County, and shown as the southeasterly part of Lot 12 and the northwesterly part of Lot 13 on the Map of said Hailey's Subdivision, not of record, described according to a copy of a survey thereof made by Geo. W. Watkins, Surveyor, on May 24, 1950, as follows:
BEGINNING at a point in the northeasterly margin of River Drive, 94 feet northwesterly from the southwest corner of Lot 14 on said recorded plan, said distance being measured along a slight curve in the margin of said Drive, said point being also the southwest corner of the property conveyed to James H. Meadows and wife, by deed of record in Book 1907, page 607, said Register's Office; thence along the margin of said Drive, northwesterly 94 feet to a point which is 48 feet southeast of the original corner of Lot 11 on said recorded plan, said point being the southeast corner of the property conveyed to T. B. Felts and wife, by deed of record in Book 1257, page 16, said Register's Office; thence along Felts' easterly line, northeasterly 234.6 feet to a point, Felt's northeast corner, which is 48 feet east of the common original corner of Lots 11 and 12 of said recorded plan; thence southeasterly 73.5 feet to the northwest corner of said land conveyed to James H. Meadows and wife, above referred to; thence with their west line, southwesterly 270 feet to the beginning.

Being the same property conveyed to Evelyn J. Spain by deed of record in Book 4798, page 191, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3012 River Drive, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my hand this 25th day of February, 19 97

X Evelyn J. Spain
Evelyn J. Spain

BOOK 10361 PG 507

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Evelyn J. Spain

the bargainor _____, 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. Witness my hand and official seal at Goodlettsville, Tennessee, this 25th day of February, 19 97.

Commission expires 11-27-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

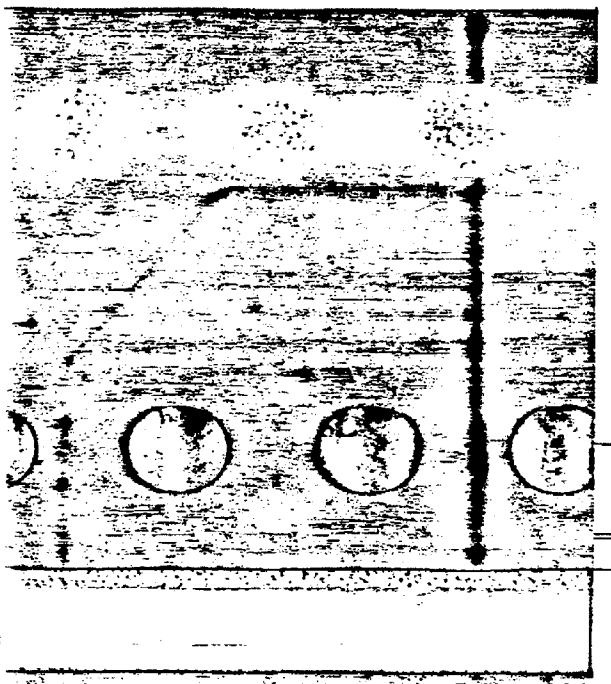
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

0443 02/27 0101 03CHECK 264.30

IDENTIF. ↑ REFERENCE
97 FEB 27 AM 9:19
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.



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

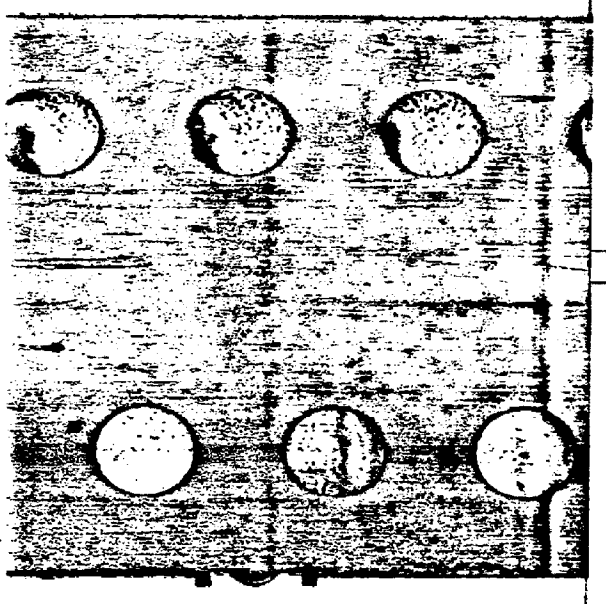
RECEIVED OF _____

FOR _____

BOOK 10361 PG 508

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



CAMT	69000.00
CON TX	255.30
PRFEE	1.00
WDEED	8.00
TOTAL	264.30
CHECK	264.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 0443

0276816
IDENTIF. ↑ REFERENCE

97 FEB 27 AM 9:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 112086