BOOK 10624 PG 766

WARRANTY DEED

This instrument was prepared by:
H. Michael Bennett
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Howard L. Spain, Jr. and Nancy Frazier 2100 EASTLAND AVE. NASHVILLE, TN. 37206	SAME	Map 40 Parcel 145

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 50,000.00 .

Howard L. Spain, Jr.

Nancy Frazier

SWORN TO AND SUBSCRIBED before me this the 26 day of September, 1997.

Notary Public

My Commission Expires:
9-18-99

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Noble C. Caudill, II, and Commerce Park North, Ltd., a Tennessee limited partnership, hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto Howard L. Spain, Jr., and Nancy Frazier, as tenants in common, each holding a ½ undivided interest, hereinafter referred to as Grantees, their heirs, successors 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 Lot No. 5 on the Plan of Caudill Subdivision, Section 3, of Record in Book 7900, page 655, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Noble C. Caudill, II (a 2/3 interest) by Deeds from Larry Westbrook, Trustee, of record in Book 5569, page 295, from Noble C. Caudill, II, of record in Book 5569, page 297, and from Christine Gaines Thomason and Charles Gaines Thomason, of record in Book 5832, page 522, as amended in Book 9338, page 634, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. The subdivision plan in Book 7900, page 655.

2. 2.5 feet by 25 feet anchor esement located on the northwest corner.

3. 20 foot sewer easement running from westerly boundary to easterly boundary and from northern boundary to intersectiono f west-east line.

4. 40 foot by 25 foot common access easement and easement for drainage, cuts and fills between center line of creek and rear line of lot.

5. Floodway for Little Creek.

6. Sewer easement of record in Book 5141, page 732, and Book 5141, page 694.

7. Restrictive covenants in Book 5505, page 199, prohibiting use as a convenience market.

8. Property is subject to limited access as shown on the plat.

9. Agreement in Book 5678, page 245, as amended in Book 5832, page 510, and Book 9338, page 638.

This is unimproved property, known as Old Hickory Boulevard, Whites Creek, Tennessee.

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, successors and assigns forever, and the said Grantor covenants with the said Grantees that he 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 above mentioned.

AND the said Grantor further covenants and binds himself, and his heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 26 day of September, 1997.

NOBLE C. CAUDILL, II

COMMERCE PARK NORTH, LTD.

By: CAUDILL PROPERTIES, INC.
General Partner

By: NOBLE C. CAUDILL, II
President

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 Noble C. Caudill, II, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at Nashville, Tennessee, on this the 26 day of September, 1997.

Notary Public

My Commission Expires: 9-18-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Noble C. Caudill, II, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Caudill Properties, Inc., a corporation, which is the General Partner of Commerce Park North, Ltd., the within named bargainor, a limited partnership, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

WITNESS MY HAND and seal, this the 26 day of September 1997.

Notary Public

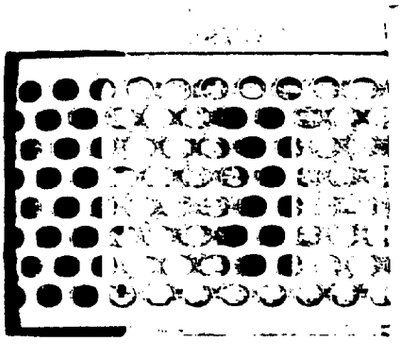
My Commission Expires: 9-18-99

0353238
IDENTIFICATION REFERENCE

97 SEP 29 PM 1:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3682 09/29 0101 03CHECK 198.00

c\office\hmb\caudill\spain wd



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10624 PG 769

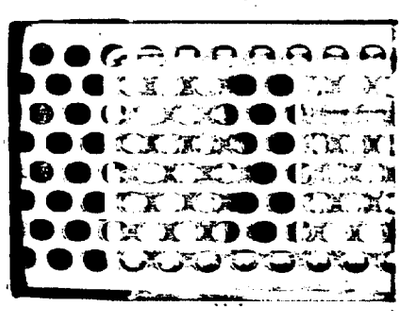
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 50000.00
CON TX 185.00
PRFEE 1.00
WDEED 12.00
TOTAL 198.00
CHECK 198.00

09/29/97 01 13:33 0001 3682

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0353238
IDENTIF. & REFERENCE

97 SEP 29 PM 1:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1203050