This instrument prepared by:
Hugh W. Entrekin
21st Floor, First American Center
Nashville, Tennessee 37238

FILE BOX 57

SPECIAL WARRANTY DEED

Address New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Cain Properties, Inc. P. O. Box 158557 Nashville, Tennessee 37215	SAME	Map 116-13 Parcel 152

BOOK 10830 PG 874

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

JOHN E. CAIN, III, (hereinafter sometimes called "Grantor") does hereby bargain, sell, transfer and convey unto CAIN PROPERTIES, INC., a Tennessee corporation, hereinafter sometimes called Grantee") its successors and assigns, all its right, title and interest in property located in Davidson County, Tennessee, more particularly described as follows:

> Being Lot No. 20 of the Boxcroft Subdivision, as of record in Plat Book 4860, page 28, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to John E. Cain, III by Quitclaim Deed of Evans-Cain Company, a partnership composed of Ross Evan, Jr. and John E. Cain, III of record in Book 5642, page 360, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to Restrictive Covenants of record in Book 4932, page 76 and amended in Book 4956, page 648, said Register's Office.
>
> This conveyance is further subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Cain Properties, Inc., its successors and assigns, forever.

AND John E. Cain, III does covenant with the said Cain Properties, Inc. that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as otherwise indicated herein.

AND John E. Cain, III does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to said land to the said Cain Properties, Inc., its successors and assigns against the lawful claims of all persons claiming by or under Grantor, but not otherwise and except for matters to which this conveyance is made subject.

Mary R. Cain, spouse of John E. Cain, III joins in this conveyance for the purpose of conveying any interest she may have in the subject property.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 11th day of JAN, 1998.

John E. Cain
JOHN E. CAIN, III

Mary R. Cain
MARY R. CAIN

410239
NTIF. ↑ REFERENCE
8 MAR 10 AM 10:04

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10830 PG 875

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John E. Cain, III and wife, Mary R. Cain, the bargainors, 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 at Nashville, Tennessee this 11th day of January, 1998.

Patty J. Welch
NOTARY PUBLIC

PATTY J. WELCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 9/29/2001.

My Commission Expires SEPT. 29, 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $125,000.00

John W. Cain
AFFIANT

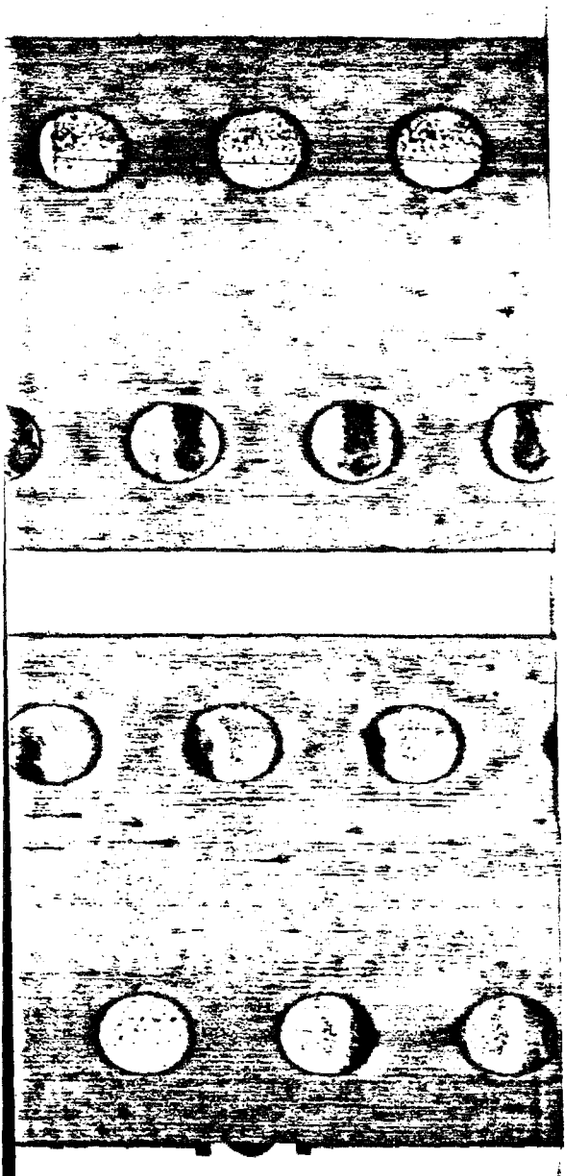
Patty J. Welch
NOTARY PUBLIC

PATTY J. WELCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9/29/2001.

My Commission Expires SEPT. 29, 2001

3517 03/10 0101 03CHECK 471-50



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

RECEIVED OF _____

FOR _____

BOOK 10830 PG 876

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	
				125000.00
			CON TX	462.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	471.50
			CHECK	471.50
03/10/98	01		10:03 0001	3517

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0410239
IDENTIF. # REFERENCE
98 MAR 10 AM 10:04

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TENN.

No. 1263915