THIS INSTRUMENT PREPARED BY:

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

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Charles Spain 5452 Lickton Pk. Goodlettsville, Tn. 37072	Same as New Owner	Map 16 Parcel P/O 88

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FRANK DAVIS ENTERPRISES, INC., a Tennessee Corporation, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto CHARLES SPAIN, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain parcel of real property, between Union Hill Road and Lickton Pike, in the 10th Civil District of Davidson County, Tennessee, being more particularly described according to a survey by Walter Davidson & Associates, as follows:

BEGINNING at a point in the line of the property conveyed to M. C. Webb, Jr., et ux, of record in Book 2643, page 125, Register's Office for Davidson County, Tennessee, said point being the southwest corner of the 27.0973 acre tract conveyed to Charles Spain and wife, Nancy Spain, by deed of record in Book 10835, page 96, Register's Office for Davidson County, Tennessee; thence with the line of Webb, South 60 deg. 10 min. 04 sec. West 539.56 feet to a point; thence, continuing with line of Webb North 79 deg. 19 min. 01 sec. West 201.35 feet to a point in the line of the property conveyed to Kirk C. Waite, et ux, of record in Book 7086, page 299, said Register's Office; thence, North 11 deg. 15 min. 04 sec. East 639 feet with the line of Waite to the southwest corner of Lot 18 on the Plan of Saddleback Subdivision of record in Plat Book 10024, page 591, Register's Office for Davidson County, Tennessee; thence with the line of said Lot 18 South 78 deg. 44 min. 56 sec. East 395.19 feet to a point; thence continuing with the line of said Lot 18 North 71 deg. 46 min. 29 sec. East 162.06 feet to a point in the line of the property conveyed to Spain by deed of record in Book 10835, page 96, said Register's Office; thence with the line of Spain South 00 deg. 06 min. 29 sec. East 364.40 feet to the point of beginning and containing 7.1388 acres, more or less.

BEING part of the same property conveyed to Frank Davis Enterprises, Inc., a Tennessee Corporation, by deed from Frank C. Davis, Jr. of record in Book 7956, page 223, Register's Office for Davidson County, Tennessee.

The property description as hereinabove set forth was taken from a survey by Walter Davidson, License No. 1467.

The said property is unimproved property which is landlocked, with the only means of ingress and egress through the adjoining properties owned by Charles Spain a/k/a Charles Raymond Spain and wife, Nancy Spain.

THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES WITHOUT AN EXAMINATION OF THE TITLE TO THE SAID PROPERTY.

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, his heirs and assigns, forever.

And the GRANTOR does covenant with the said GRANTEE that the GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. State and County real property taxes for the taxable year 1998, which are a lien but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTOR, when due.

2. Subject to the land, as hereinabove described, being landlocked, without means of ingress and egress, except through the existing properties of the GRANTEE.

3. Subject to any and all matters apparent and of record in the Register's Office for Davidson County, Tennessee.

And the GRANTOR does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 10th day of August, 1998.

"GRANTOR"

FRANK DAVIS ENTERPRISES, INC.

BY: _____
FRANK C. DAVIS, JR., President

"GRANTEE"

_____
CHARLES SPAIN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES SPAIN, 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, at office, this the 10th day of August, 1998.

_____
NOTARY PUBLIC

My Commission Expires: 7/30/2001

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expiers July 30, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared FRANK C. DAVIS, JR., with whom I am personally acquainted and who acknowledged himself to be the President of FRANK DAVIS ENTERPRISES, INC., the bargainor, a corporation, and as such President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as President.

WITNESS my hand, at office, this the 10th day of August, 1998.

_____
NOTARY PUBLIC

My Commission Expires: 7/30/2001

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expiers July 30, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

Affiant

Sworn to and subscribed before me, this the 10th day of August, 1998.

NOTARY PUBLIC

My Commission Expires: 7/30/2001

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expiers July 30, 2001

0485640

IDENTIF. & REFERENCE

98 SEP -9 AM 8:37

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

8379 09/09 0101 03CHECK 107.50

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

RECEIVED OF _____

FOR _____

BOOK 11104 PAGE 587

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	25000.00
CON TX	92.50
PRFEE	1.00
WDEED	12.00
CLERK	2.00
BANK	
TOTAL	107.50
CHECK	107.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/09/98 01 08:39 0001 8379

98 SEP -9 AM 8:37

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0485640

IDENTIFYING REFERENCE

No. 1343793