FROM: Richard C. Yeary,
an unmarried individual

TO: Sandra E. Larson,
an unmarried individual

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
1200 One Commerce Place
Nashville, Tennessee 37239

Address New Owner:	Send Tax Bills to:	Map-Parcel No.:
Sandra E. Larson 207 Pebble Brook Nashville, Tennessee	New Owner	Map 142-8-A, Parcel 55

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

Sandra E. Larson
Affiant

Subscribed and sworn to before me, this the 23rd day of May, 1988.

Margaret M. Pritchett
Notary Public

My Commission Expires: 1-10-89

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, Richard C. Yeary, an unmarried individual and resident of Davidson County, Tennessee, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Sandra E. Larson, hereinafter called the GRANTEE, her heirs and assigns, certain tracts of land in Davidson County, Tennessee, described as follows:

See Exhibit A attached hereto and by reference incorporated herein.

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever. GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said tracts of land, has a good right to convey same, and that same are unencumbered except for such matters as are described in Exhibit B attached hereto and by reference incorporated herein. GRANTOR does further covenant and bind himself, his successors and assigns, to warrant and forever defend the title to the said tracts of land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons claiming by, through, or under GRANTOR. 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.

3291.2

IDENTIFICATION REFERENCE

MAY 23 4 14 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the 23rd day of May, 1988.

Richard C. Yeary
By: Jana O. Yeary,
Attorney-in-Fact

Richard C. Yeary,
by Jana O. Yeary,
Attorney-In-Fact
pursuant to a Specific
Power of Attorney
dated April 1, 1988

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 Jana O. Yeary, to me known to be the person who executed the foregoing instrument as Attorney-in-Fact on behalf of Richard C. Yeary, an unmarried individual, the bargainor, and acknowledged that she executed the same as the free act and deed of said Richard C. Yeary for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 23rd day of May, 1988.

Margaret M. Pritchett
Notary Public

My Commission Expires: 1-10-89

JOY257

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being part of Coronada, a Condominium, Phase II, as shown on the Plan of record in Book 4955, page 110, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Unit No. 55 on *said* Plan, being located at 207 Pebble Brook, as established in the Master Deed, as amended, and By-Laws establishing a Horizontal Property Regime with respect to the Coronada Condominium Association, Inc., of record in Book 4901, page 679, said Register's Office, (as amended in Book 5202, page 329, Book 5306, page 241, Book 5522, page 675, Book 5869, page 269) and Book 4901, page 702, respectively, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard C. Yeary by Warranty Deed from Merrill Lynch Relocation Management, Inc., a California corporation, of record in Book 5692, page 762, Register's Office for Davidson County, Tennessee, and Quitclaim Deed from Elizabeth B. Yeary, of record in Book 7551, page 31, said Register's Office.

JOY277

9910 05/23 0101 03CHECK 264.50

EXHIBIT B

PERMITTED EXCEPTIONS

1. 1988 Metropolitan Government Taxes, a lien but not yet due and payable.

2. Terms, conditions, easements, rights and liens as set forth in the Master Deed of Coronada, A Condominium, of record in Book 4901, page 679, as amended in Book 5202, page 329, Book 5306, page 241, Book 5522, page 675, and Book 5869, page 269, said Register's Office, and the By-Laws of Coronada Condominium Association, Inc. of record in Book 4901, page 702, said Register's Office.

3. Easement of record in Book 1816, page 965, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewer and any temporary construction easements of record in Book 4788, page 761, said Register's Office.

5. Agreement for Dedication of Easement for Sanitary Sewer and any temporary construction easements of record in Book 4816, page 965, said Register's Office.

6. Utility Easement of record in Book 7173, page 324, said Register's Office.

7. All matters as shown on the Plan of record in Book 4955, page 110, said Register's Office.

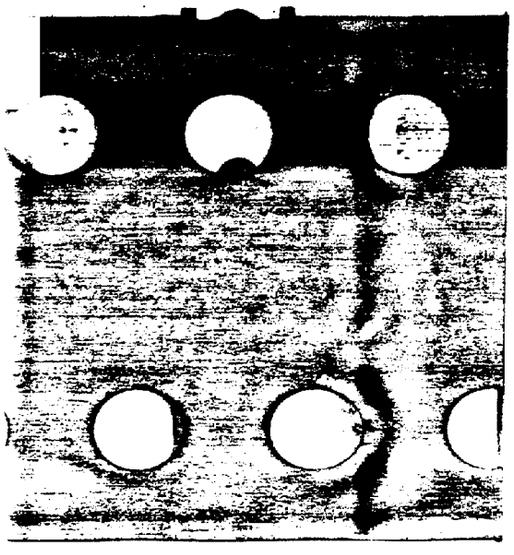
8. Repurchase and Option Agreement of record in Book 4904, page 622, said Register's Office, together with Counterparts to Repurchase and Option Agreement, of record in Book 5255, page 969, and 5692, page 771, said Register's Office.

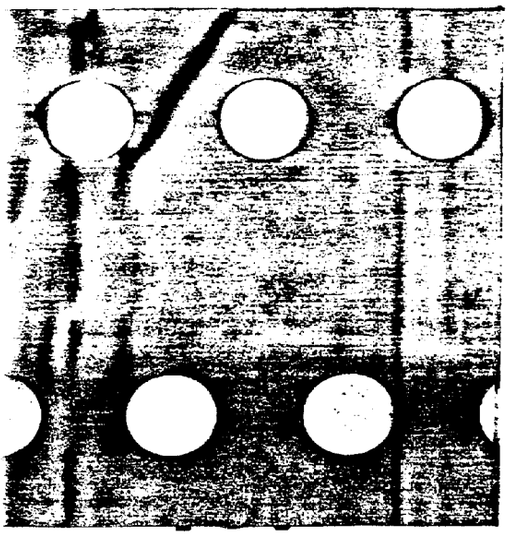
9. Any easements for sanitary sewers and water mains in favor of Harpeth Valley Utility District, not of record.

10. Rights of others in and to the common elements.

11. Subjects to the liens for any unpaid assessments and/or special assessments, levied pursuant to the Master Deed set forth as Exception 2 above.

JOY278





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7551 PAGE 38

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	90000.00
CON TX	252.00
PRFEE	0.50
WDEED	12.00
TOTAL	264.50
CHECK	264.50

05/23/88 01 16:17 0001 9910

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3291.2

IDENTIFICATION REFERENCE

MAY 23 4 14 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 94081