Box 37
(JDH)

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Harvey W. McDonald c/o The Founders Company P. O. Box 1967 Brentwood, TN 37024-1967	New Owner	Map 93-06-2 Parcel No. 075 Parcel No. 080

This instrument prepared by: Boult, Cummings, Conners & Berry (JEM)
P.O. Box 198062, Nashville, Tennessee 37219

BOOK 8034 PAGE 161

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, DOMINION BANK OF MIDDLE TENNESSEE ("Grantor") has bargained and sold, and hereby transfers and conveys to HARVEY W. McDONALD ("Grantee"), his heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever. This conveyance includes all of Grantor's right, title and interest as lessor under the leases described in Exhibit B hereto.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. Easement for support of party wall as set out in instrument of record in Book 1021, page 669, said Register's Office (as to Tract I).

3. Easement of record in Book 6039, page 431, said Register's Office (as to Tract II).

4. Rights of others in and to party walls (as to Tracts I and II).

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, his heirs and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

Executed this 26 day of January, 1990.

DOMINION BANK OF MIDDLE TENNESSEE

By: Donald F. Barrickman
Donald F. Barrickman, Senior Vice President

This is improved property, known as 126 and 144 Second Avenue North, Nashville, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,200,000.00.

Affiant

Subscribed and sworn to before me this 26 day of January, 1990.

Notary Public
My Commission Expires: May 8, 1992

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, James D. Hughey, Notary Public, Donald F. Barrickman, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is Senior Vice President of Dominion Bank of Middle Tennessee, a Tennessee banking corporation, and is authorized to execute this instrument on behalf of said corporation.

WITNESS my hand, at office, this 26 day of January, 1990.

Notary Public
My Commission Expires: May 8, 1992

99655

IDENTIF. REFERENCE

JAN 29 | 35 PM '90

DAVIDSON COUNTY TN.

90 JAN 29 PM 1:01 DSCHECK 7276.00

EXHIBIT "A"

TRACT I

The Property consists of the following described Davidson County, Tennessee land and building in the Market Street (Second Avenue) Historic District:

DeMoss Building, 126 Second Avenue North, Nashville, Tennessee, legally described as:

Being part of Lot 14 on the Original Plan of Nashville, not of record, and shown in part as part of Lot No. 53 on the map of William M. Gordon's Plan of lots as of record in Book 21, Page 53, Register's Office of Davidson County, Tennessee, and being more particularly described according to the survey of Anderson-Delk & Associates dated August 27, 1982, as amended September 14, 1982.

Beginning at a point on the Easterly margin of Second Avenue North said point being 277.22 feet from the Northerly margin of Broadway (Broad Street) and being the Northwesterly corner of the Thomas C. Scott Trustee Property, the deed for which is of record in Book 5764, Page 222, Register's Office for Davidson County, Tennessee; thence with the Easterly margin of Second Avenue North, North 27 degrees 14 minutes 03 seconds West a distance of 24.33 feet to a point, said point being the Southwesterly corner of the Berry Wholesale Drug Company Property, the deed for which is of record in Book 4879, Page 135, Register's Office of Davidson County, Tennessee; thence with the common line of said Berry Wholesale Drug Company Property, North 62 degrees, 34 minutes 24 seconds East a distance of 209.85 feet to the Westerly margin of First Avenue North; thence with the Westerly margin of First Avenue North South 27 degrees, 11 minutes 53 seconds East a distance of 24.30 feet to a point, said point being the Northeasterly corner of the Thomas C. Scott Trustee Property; thence with the common line of Scott, South 62 degrees, 33 minutes 54 seconds West a distance of 209.83 feet to the point of beginning.

Being the same property conveyed to Dominion Bank of Middle Tennessee formerly known as Nashville City Bank and Trust Company by deed from John E. Murdock III, Successor Trustee, by deed of record in Book 7047, page 465, Register's Office for Davidson County, Tennessee.

EXHIBIT "A"

Tract II

The property consists of the following described Davidson County, Tennessee land and building located in the Market Street (Second Avenue) Historic District:

Pilcher Building, 144 Second Avenue North, Nashville, Tennessee, legally described as: Being a part of Lot Number 14 on the plan of the original town of Nashville, not of record, being more particularly described as follows:

Beginning at a point on the easterly margin of Second Avenue North said point being 453.61 feet from the northerly margin of Broad Street and being the northwesterly corner of the H. G. Lipscomb & Co. property, the deed for which is of record in Book 871, page 269, Register's Office of Davidson County, Tennessee; thence with the easterly margin of Second Avenue North, North 26 degrees 42 minutes, 44 seconds West a distance of 42.00 feet to the southwesterly corner of the 152 Market Street Assoc. property the deed for which is of record in Book 5692, page 716, Register's Office of Davidson County, Tennessee; thence within a common wall and with the southerly line of 152 Market Street Assoc. property North 61 degrees, 57 minutes, 44 seconds, East a distance of 210.25 feet to the westerly margin of First Avenue North; thence with the Westerly margin of First Avenue North, South 27 degrees, 00 minutes, 20 seconds East a distance of 41.26 feet to the northeasterly corner of the H. G. Lipscomb & Co. property; thence with the center of a common wall and with the northerly margin of the H. G. Lipscomb & Co. property South 61 degrees, 45 minutes, 46 seconds West a distance of 210.49 feet to the point of beginning.

Being the same property conveyed to Dominion Bank of Middle Tennessee, formerly known as Nashville City Bank & Trust Co., by deed from John E. Murdock, III, Successor Trustee, of record in Book 7047, page 469, Register's Office for said County.

WP:DLWDOTHWM1

EXHIBIT B

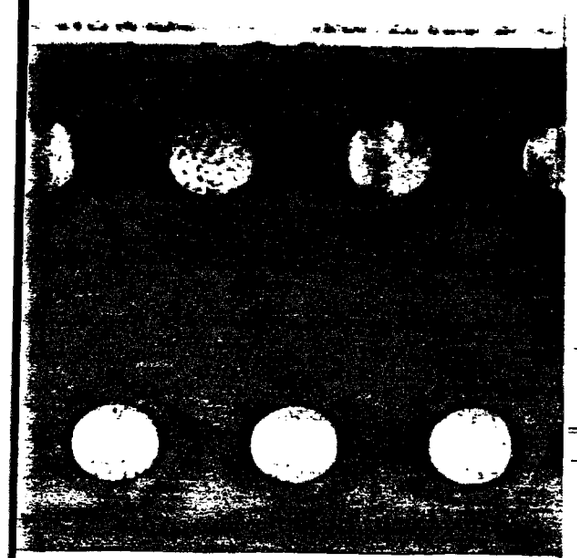
1 Real estate taxes for the current year.

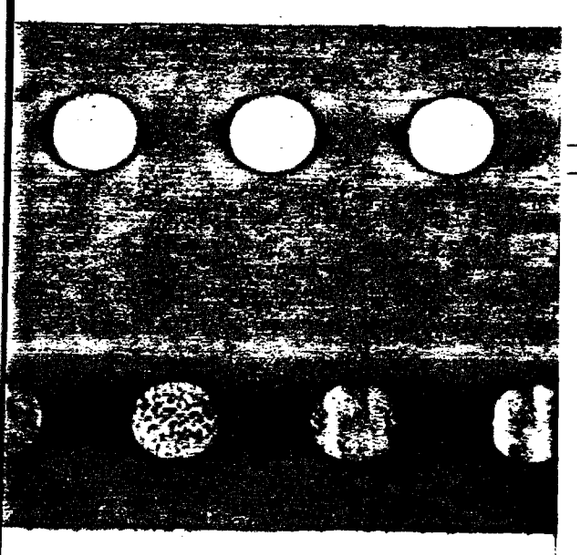
2. Easement of record in Book 1021, page 669, Register's Office for Davidson County, Tennessee (as to Tract I).

3. Easement of record in Book 6039, page 431, said Register's Office (as to Tract II).

4. Easement for party walls

WP:JDHSWDMCD





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

RECEIVED OF _____

FOR _____

BOOK 8034 PAGE 166

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	
				2200000.00
			CON TX	7260.00
			PRFEE	1.00
			MDEED	15.00
			TOTAL	7276.00
			CHECK	7276.00
01/29/90	01		13:32 0001	7018

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99655

IDENTIF. TREFERENCE

JAN 29 1 35 PM '90

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 288080