Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
R. Price Nimmo, Trustee Second Floor 329 Union Street Nashville, TN 37239	New Owner	93-2-3-141

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

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 R. PRICE NIMMO, TRUSTEE WITH FULL POWER TO MORTGAGE, SELL AND CONVEY ("Grantee"), his successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property"). This conveyance shall include all of Grantor's right, title and interest as Lessor under the Lease described in Exhibit B Attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, his successors and assigns, forever.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $637,000.00.

R. Price Nimmo, Trustee, Affiant

Subscribed and sworn to before me this 28th day of February, 1990.

Notary Public
My Commission Expires: 11-10-91

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

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 successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

Executed this 28th day of February, 1990.

DOMINION BANK OF MIDDLE TENNESSEE

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

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Glenda B. Bryson, 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 28th day of February, 1990.

Glenda B. Bryson
Notary Public

My Commission Expires: 11-10-91

This is improved property, known as 327-329 Union Street, Nashville, Davidson County, Tennessee 37239.

EXHIBIT A

Being a parcel of land in Nashville, the First Civil District, Nineteenth Councilmanic District, Davidson County, Tennessee, being part of Lot No. 52 in the Original Town of Nashville, located on the southerly margin of Union Street, and being more particularly described according to a survey of Barge, Waggoner, Sumner & Cannon dated April 13, 1983, revised October 12, 1984, and October 15, 1984, (File No. 8245-01) as follows:

Beginning at a point in the southerly margin of Union Street, said point being N 62 deg. 30 min. 17 sec. E, 81.6 feet from the easterly margin of Fourth Avenue, North; thence with said margin of Union Street N 62 deg. 30 min. 17 sec. W, 43.15 feet from the westerly margin of Printer's Alley; thence leaving said Union Street with the westerly line to Anna Cartwright Moore, of record in Book 5816, page 120, Register's Office for Davidson County, Tennessee, S 27 deg. 17 min. 40 sec. E., 98.60 feet to the northerly line of The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County of record in 4667, page 186, Register's Office for Davidson County, Tennessee; thence with said northerly line S 62 deg. 19 min. 05 sec. W, 47.39 feet to a point, said point being 82.4 feet, more or less, east of the easterly margin of Fourth Avenue, North; thence leaving said northerly line with the easterly line to J. Michael Tomlin and John C. Neff, of record in Book 5878, page 406, Register's Office for Davidson County, Tennessee, N 27 deg. 42 min. 04 sec. W, 98.75 feet to the point of beginning, containing 4,711 square feet or 0.108 acres, more or less.

Being the same property conveyed to Dominion Bank of Middle Tennessee by Successor Trustee's deed from William L. Norton, III, Successor Trustee of record in Book 7765, page 158, said Register's Office.

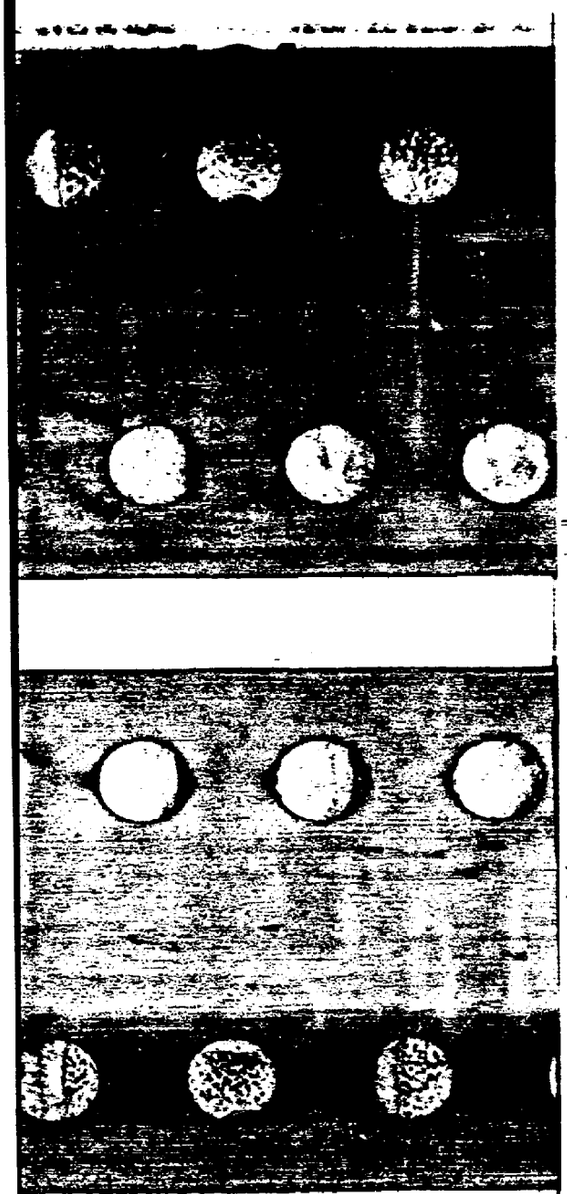
EXHIBIT B

1. A portion of the property herein conveyed is subject to a lease in favor of Pip of Tennessee, Inc., which expires on April 28, 1992.

WP:SESSWDNIMM

6541 02/28 0101 03CHECK 2115.10

06976
IDENTIF. TREFERENCE
FEB 28 12 03 PM '90
DAVIDSON COUNTY TN.



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

RECEIVED OF _____

FOR _____

BOOK 8053 PAGE 962

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 637000.00
CON TX 2102.10
PRFEE 1.00
WDEED 12.00
TOTAL 2115.10
CHECK 2115.10

02/28/90 01 11:59 0001 6541

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06976

IDENTIF. TREFERENCE

Feb 28 12 03 PM '90

DAVIDSON COUNTY TN.

No. 296494