Ex. 7

BOOK 8276 PAGE 892

This Instrument Was Prepared By:

M. NORRIS JENKINS
Attorney at Law
Suite 230
392 Harding Place
Nashville, TN 37211

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $ 30,000.00 .

AFFIANT

Subscribed and sworn to before me this 16th day of January, 1991.

Notary Public

My Commission Expires: 4-24-94

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
M. Norris Jenkins, Trustee Suite 230 392 Harding Place Nashville, TN 37211	same	Map 92-2 Parcel 452

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, COMMERCIAL CREDIT PLAN INCORPORATED, a Tennessee Corporation, (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto M. Norris Jenkins, Trustee, with full power to sell, convey or mortgage without joinder of any beneficiary, (the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 244 on the Map of the Subdivision of Heffernan Place, as of record in Book 161, page 138, Register's Office for said County.

Said Lot No. 244 fronts 50 feet on the southerly side of Eden Street and runs back between parallel lines 150 feet to an alley.

Being part of the same property conveyed to Commercial Credit Plan Incorporated by deed form Robert P. Ziegler, Substitute Trustee of record in Book 8249, page 219, Register's Office for Davidson County, Tennessee.

This is improved property also known as 2417 Eden Street, Nashville, Tennessee.

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

(1) Current year real property taxes which are assumed by the Grantee;

(2) If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by Statute;

(3) Any and all restrictions, easements, set-back lines and covenants of record in the Register's Office for Davidson County, Tennessee, and rights of any parties in possession.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant specially and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons, claiming through and under Grantor (other than claims arising out of the matters set forth in items (1), (2), and (3) above, but not further or otherwise. Grantee, by acceptance of this deed and payment of the consideration, specifically acknowledges that he is accepting this property in an "as is, where is" condition without the benefit of any warranties or representations whatsoever except as set forth herein.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor causes this instrument to be executed by its duly authorized officer this the 16TH day of January, 1991.

COMMERCIAL CREDIT PLAN INCORPORATED

By: W. H. Bonds

W. H. BONDS, JR.

Title: Vice President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared W. H. Bonds, Jr., with whom I am personally acquainted and who upon oath acknowledged himself to be the Vice President of Commercial Credit Plan Incorporated, the within bargainor, a Tennessee Corporation, and that he as such Vice President and being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by himself as its Vice President.

WITNESS my hand and seal at office in NASHVILLE, Tennessee, this the 16TH day of January, 1991.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

1-24-94

86643

IDENTIF. REFERENCE

JAN 16 2 [illegible] 91

DAVIDSON COUNTY, TN.

REG 02/16 0101 03CHECK 109.00

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8276 PAGE 895

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 30000.00
				CON TX 99.00
				PRFEE 1.00
				WDEED 9.00
				TOTAL 109.00
				CHECK 109.00

01/15/91 01 14:01 0001 6110

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

86643

IDENTIF. REFERENCE

JAN 16 2 32 PM '91

DAVIDSON COUNTY, TN.

No. 389968