BOOK 8319 PAGE 199

FILE BOX 3

Address New Owner:	Send Tax Bills to:	Map-Parcel Nos.
Bobby Huff, Trustee 253 Mayflower Lane N. Madison, TN 37115	SAME	MAP 82-15 PARCEL 67 19W-00325

This Instrument Prepared by Jack Case Wilson, Esq.
Cumberland Title Company, 25 Century Bv., Suite 405
Nashville, Tennessee, 37214

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 Bobby Huff, Trustee, with full power to mortgage, sell, transfer* (Grantee) and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the property).

*and convey without the necessity of joinder of any beneficiary

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, Bobby Huff, Trustee, with full power to mortgage, sell, transfer and ** and assigns, forever.

**convey without the necessity of joinder of any beneficiary

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

Executed this 12th day of March, 1991.

Matthew R. Stark, Vice President (GRANTOR)

IDENTIF. REFERENCE
MAR 29 10 29 AM '91
FELIX WILSON REGISTER DAVIDSON COUNTY TN.

02678

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Matthew Stark with whom I am personally acquainted and who upon his oath acknowledged himself to be the Vice President of Dominion Bank of Middle Tennessee the within named bargainor, and corporation, and that he, as such Vice President being authorized so to do, executed the foregoing instrument for the purposes contained therein by signing the name of the corporation.

WITNESS my hand and official seal at office at Nashville, Tennessee on this the 12th day of March, 1991.

Notary Public My Commission Expires 5/24/94

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

Priscilla Neal
Affiant

Subsrcibed to and sworn before me this 12th of March, 1991.

Notary Public

My Commission Expires 5-20-92

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT A

Land in Davidson County, Tennessee, being part of Lot Nos. 36 thru 44, both inclusive, and all of Lot No. 45, and part of North Fourth Street, as closed by Bill No. 69829 of the Metropolitan Council of Nashville and Davidson County, Tennesssee, and part of Alley No. 254, and Howerton Street closed by Bill No. 64257 of said Council, on the Plan of John Shelby's 1st Addition to Edgefield, as of record in Book 12, pages 524 and 525, Register's Office for said County; part of Lot No. 107, all of Lots 108 thru 113, both inclusive, and part of Lot No. 114, and part of Oldham Street closed by Bill No. 64257 and 69829; and Alley No. 255, closed by Bill No. 69829 of Council above mentioned, on the Plan of John Shelby's 1st Addition to Edgefield in Plan Book 1, pages 7 and 11, Chancery Court; part of Lot 64 and 70, and part of Lonely Street closed by Bill No. 64257 above mentioned on the Map of N.W. Westmore's St. Alban's Plan of record in Book 21, page 37, said Register's Office, and parts of Lot 23 on the Map of N. W. Westmore's Plan of record in Book 8, pages 173 and 174, said Register's Office and described together according to a survey made by Barge, Waggoner & Sumner Engineers, February 15, 1967, revised April 5, 1971 and September 28, 1973, as follows:

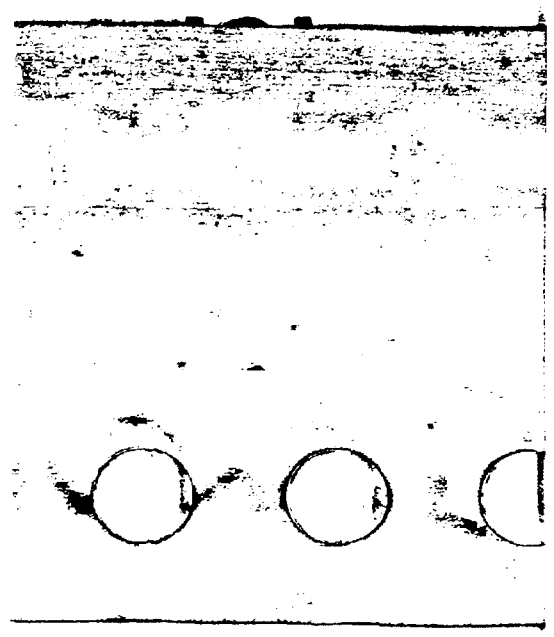
7533 03/29 0101 03CHECK 469.00

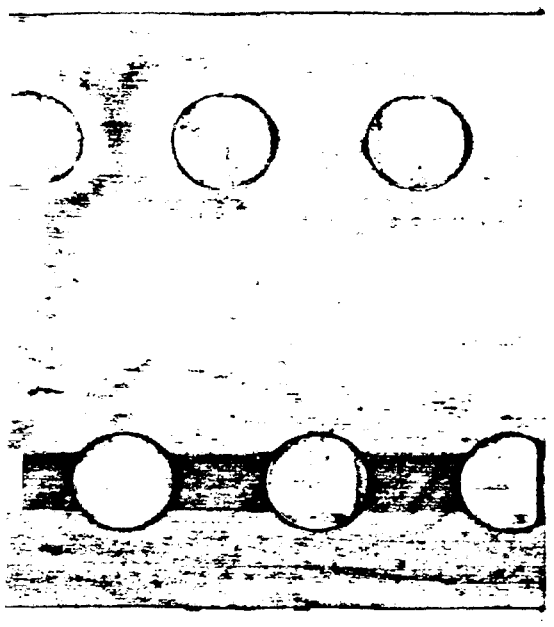
Beginning at an iron pin in the coordinates of which are Y-649,925.2 and X-1,773,400.0 Tennessee State Grid Systems, being a northeasterly corner of the land herein conveyed in the westerly right of way line of Ellington Parkway as follows: South 44 deg. 36 min. 40 sec. West 6.65 feet to a concrete monument; thence around a curve to the left having a radius of 595.33 feet a distance of 207.32 feet to a concrete monument; thence around a curve to the left having a radius of 329.63 feet a distance of 503.89 feet to a concrete monument; thence South 62 deg. 06 min. East 262.53 feet to a concrete monument; thence around a curve to the right having a radius of 125 feet a distance of 260.27 feet to a concrete monument; thence South 61 deg. 20 min. West, 115.06 feet to an iron pin; thence South 65 deg. 07 min. West, 42 feet to an iron pin in the easterly right of way line of Interstate Highway 65, also being the westerly margin of North Fourth Street as closed; thence with the easterly boundary line of said highway as follows: North 24 deg. 53 min. West, 404.78 feet to a concrete monument; thence South 64 deg. 56 min. West 80 feet to a concrete monument; thence North 70 deg. 42 min. West 67.49 feet to a concrete monument; thence South 67 deg. 08 min. West, 148.73 feet to a concrete monument; thence North 32 deg. 35 min. West, 460.77 feet to a concrete monument; thence North 67 deg. 50 min. West 25.34 feet to an iron pin set in the easterly margin of closed Meridian Street; thence with said margin of closed Meridian Street, North 0 deg. 52 min. West 21.23 feet to an iron pin; thence North 60 deg. 37 min. East 629.31 feet to a concrete monument; thence South 83 deg. 36 min. East 59.82 feet to the point of beginning.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 4546, page 144, Register's Office for said County.

Subject to Easements and Restriction of Metro Bills Nos. 64-257 and 69-829, regarding the closing of alleys and streets.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8319 PAGE 201

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
140000.00
CON TX 462.00
PRFEE 1.00
WDEED 6.00
TOTAL ~~469.00~~
CHECK ~~469.00~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/29/91 01 10:29 0001 7633

02678

IDENTIF. REFERENCE

MAR 29 10 29 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 408356