FILE BOX 3

Address New Owner:	Send Tax Bills to:	Map-Parcel Nos.
Robert C. Andrews 117 Abbeywood Drive Nashville, TN 37215	SAME	MAP 131-6-F PARCEL 31 7DA-92679

BOOK 8319 PAGE 202

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 Robert C. Andrews and wife, Ilene Andrews (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).

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, Robert C. Andrews and wife, Ilene Andrews and assigns, forever.

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 13th day of March, 1991.

Matthew R. Stark, Vice President (GRANTOR)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

7634 03/29 0101 03CHECK 657.10

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 13th day of March, 1991.

Jack Case Wilson
Notary Public

My Commission Expires 5/24/94

JACK CASE WILSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $197,000.00.

Priscilla Neal
Affiant

Subsrcibed to and sworn before me this 13th of March, 1991.

Susan L. Maxwell
Notary Public

My Commission Expires 5-21-92

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

02679

IDENTIF. REFERENCE

MAR 29 10 30 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Burton Hills Village of Abbeywood - Tract 21, as shown on plat of record in Plat Book 6900, Page 223, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Dominion Bank of Middle Tennessee by Substitute Trustee's Deed from George E. Mudter, Jr., Substitute Trustee, of record in Book 8237, Page 381, Register's Office for said County.

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 6326, page 588; Book 6517, Page 505; Book 6921, Page 216; Book 6517, Page 511; Book 6921, Page 214; Book 7189, Page 72; Book 6517, Page 522; Book 6691, Page 593; Book 6778, Page 532; Book 6778, Page 536; Book 6911, Page 120; Book 7046, Page 520; Book 7076, Page 691; Book 7146, Page 188; Book 7146, Page 193; Book 7146, Page 416 and Book 7146, Page 423, Register's Office for said County.

Sewer Easement of record in Book 3702, Page 250, Register's Office for said County.

Agreement with Metro of record in Book 7147, Page 416, Register's Office for said County.

Easements of record in Book 7240, Page 605 and Book 7275, Page 826, Register's Office for said County.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

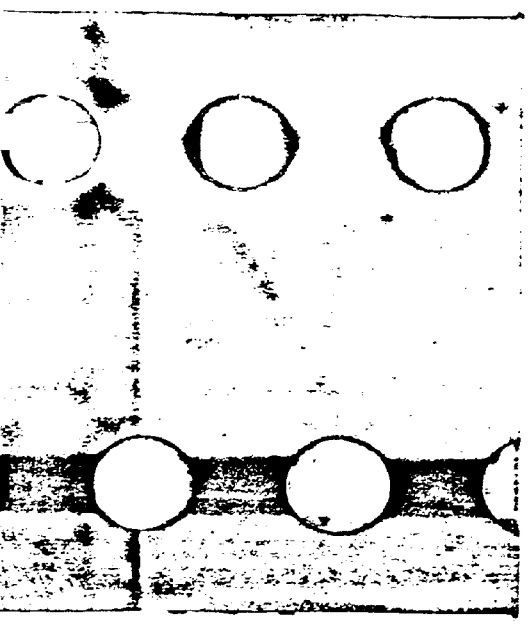
RECEIVED OF _____

FOR _____

BOOK 8319 PAGE 204

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 197000.00

CON TX 650.10

PRFEE 1.00

WDEED 6.00

TOTAL 657.10

CHECK 657.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/29/91 01 10:30 0001 7634

02679

IDENTIF. REFERENCE

MAR 29 10 30 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 408357