BOOK 8427 PAGE 318

THIS INSTRUMENT PREPARED BY:
LAWLESS & ASSOCIATES, P.C.
Nineteenth Floor, First American Center
Nashville, TN 37238-0068
(615)248-1900

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Mr. and Mrs. Gary Hernandez 319 Murfreesboro Road Nashville, Tennessee 37210	Same	142-08-0-A 028.00

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Dominion Bank of Middle Tennessee, a Tennessee banking corporation** ("Grantor"), has bargained and sold, and hereby transfers and conveys to **Gary Hernandez and wife Rita Hernandez** ("Grantee"), his successors, 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 successors, heirs and assigns, forever.

This is improved property known as 101 Bear Track, Nashville, Tennessee 37221.

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. Easements, or claims of easements, not shown by the public records.

3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

4. Restrictions upon the use of the premises not appearing in the chain of title to the land.

5. Subject to all matters as shown on the Plan of Record in Plan Book 4860, page 26, Register's Office for said County.

6. Restrictive covenants of record in Book 4901, page 679, said Register's Office.

7. Master Deed and By-Laws of record in Book 4901, page 679, said Register's Office.

8. Any lien for homeowner's association dues, if any.

9. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for

the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Coronada of record in Book 4901, page 679, Register's Office for said County.

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

Executed this 23rd day of August, 1991.

DOMINION BANK OF MIDDLE TENNESSEE

By: Frank L. Griffith

Its: Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid County and State, Kimberley J. Raymond, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that she is the 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 23rd day of August, 1991.

My Commission Expires:
March 25, 1995

Kimberley J. Raymond
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $55,000.00.

AFFIANT

My Commission Expires:
9/26/94

Sherry Parker
NOTARY PUBLIC

EXHIBIT A

Land in Davidson County, Tennessee, being part of Coronada, a Condominium as shown on the plat of record in Book 4860, Page 26, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Being unit number 28 on said plat as established by and described in the Master Deed and By-Laws establishing a Horizontal Property Regime with respect to the Coronada Condominium Association, Inc., of record in Book 4901, page 702, said Register's Office.

Being the same property conveyed to Dominion Bank of Middle Tennessee, a corporation, by deed from Arnold M. Weiss, Substitute Trustee, of record in Book 8283, page 94, Register's Office for Davidson County, Tennessee, and re-recorded in Book 8286, page 482, said Register's Office.

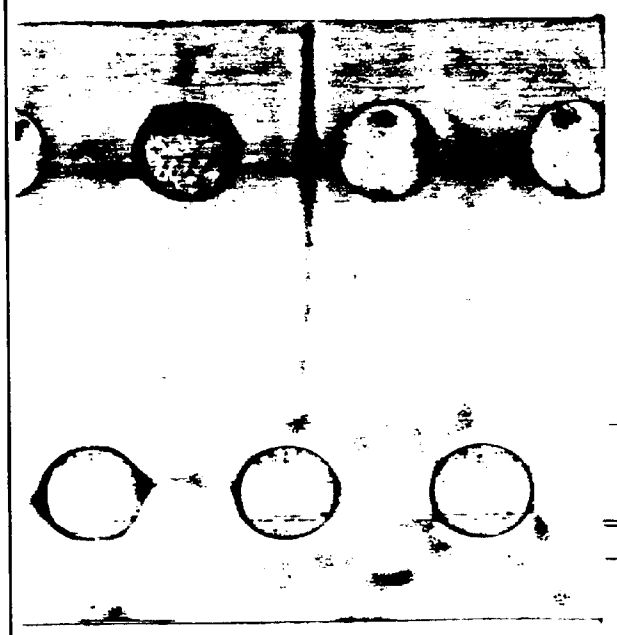
5394 08/26 0101 03CHECK 213.50

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TENNESSEE REFERENCE

AUG 26 8 08 AM '91

PICK-UP



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 9.00
TOTAL 213.50
CHECK 213.50

08/26/91 01 08:11 0001 6394

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41494

IDENTIFICATION REFERENCE

Aug 26 8 09 AM '91

No. 452893