BOOK 6427 PAGE 322

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:
David Waynick G. L. Waynick P. O. Box 148058 Nashville, TN 37214	Same	071-16-0 275.02

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Dominion Asset management in Tennessee** ("Grantor") has bargained and sold, and hereby transfers and conveys to **David Waynick and G. L. Waynick** ("Grantee"), their 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, their successors, heirs and assigns, forever.

This is improved property known as 710 Douglas Avenue, Nashville, Tennessee.

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

1. Subject to all matters as shown on the Plan of record in Book 3500, page 124, said Register's Office. Said Plan shows an owner's certificate, a 37-foot minimum building setback line from Mile End Avenue and a 15-foot easement for public utility and drainage purposes along the south line of said lots. Lot 2 has a 5' sewer easement along West lot line. Lot 1 has a 10' sewer easement along east line. Easement for widening of Mile End Avenue across front of Lots 1 and 2.

2. Easement for widening Mile End Avenue across front of lots 1 and 2.

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

4. Rights or claims of parties in possession not shown by the public records.

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

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

Executed this 23rd day of August, 1991.

41495

REGISTER'S OFFICE
Aug 26 8 10 AM '91

PICK-UP

DOMINION ASSET MANAGEMENT IN TENNESSEE

By: _____

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, Frank E Proffitt, 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 the Vice President of Dominion Asset Management in Tennessee, 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:
9/20/94

Sherry Parker
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $50,000.00.

AFFIANT

Sworn to and subscribed before me this 23rd day of August, 1991.

My Commission Expires:
9/20/94

Sherry Parker
NOTARY PUBLIC

EXHIBIT A

Tract I:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lots 340, 341, 342, and 343 of the Oakwood Park Subdivision, of record in Book 3500, page 124, Register's Office for said County.

Said Lot No. 2 fronts 48.0 feet on the southerly margin of Douglas Avenue, formerly Mile End Avenue and extends back 114.9 feet on the easterly line and 115.72 feet on the westerly line to a dead line in the rear, measuring 45.4 feet thereon.

Tract II:

Land in Davidson County, Tennessee, being Lot No. I on the Plan of Resubdivision of Lots 340, 341, 342, and 343 of the Oakwood Park Subdivision, of record in Book 3500, page 124, Register's Office for said County.

Said Lot No. 1, which is a corner lot, fronts 28.19 feet on the southerly margin of Douglas Avenue, formerly Mile End Avenue and fronts 89.59 feet on the easterly margin of N. 8th Street, said frontages being joined by a curve having a length of 38.67 feet, and extends back 114.9 feet on the easterly line and 52.6 feet on the southerly line to a point of intersection.

BEING the same property conveyed to Dominion Asset Management in Tennessee by Substitute Trustee's Deed from Thomas W. Lawless, Substitute Trustee, of record in Book 8378, page 455, Register's Office for Davidson County, Tennessee.

6395 08/26 0101 03CHECK 195.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

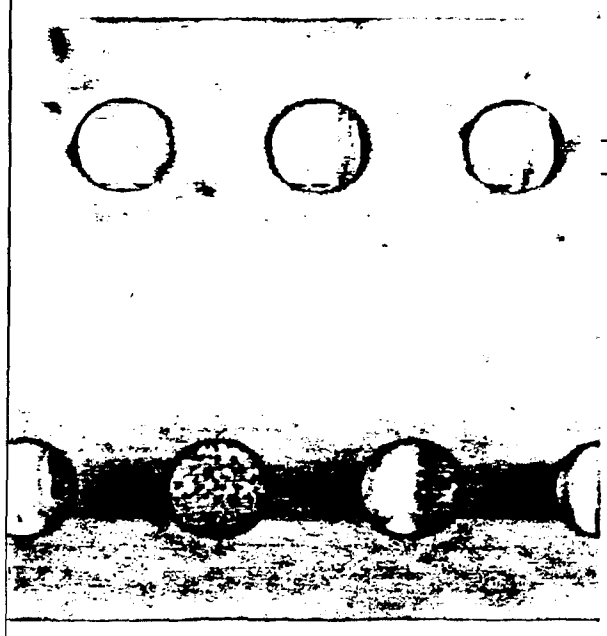
FOR _____

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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	50000.00
			CON TX	185.00
			PRFEE	1.00
			WDEED	9.00
			TOTAL	195.00
			CHECK	195.00
08/26/91	01		08:12 0001	6395

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



41495.

IDENTIFICATION REFERENCE

Aug 26 8 10 AM '91

No. 452894