FILE BOX 3

BOOK 8448 PAGE 412

Address of New Owner	*Send Tax Bills To*	*Map-Parcel No.*
Jane B. Eakes	Dominion Bank of Middle Tennessee	MAP 84-13
P.O. Box 140510	150 4th Avenue North	PARCEL 21
Nashville, TN 37214	Nashville, TN 37201	3DZ-42602

This Instrument Prepared by
Jack Case Wilson, Esq.
Cumberland Title Company
1187 Vultee Bv., Nashville, Tn. 37217

3328 09/24 0101 03CHECK 202.40

SPECIAL WARRANTY DEED

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* Jane B. Eakes *(**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,* Jane B. Eakes *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 the Grantee that the Property is free and clear 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* 18th *day of* September, *19* 91.

Robert T. Earnest Vice President
*(**Grantor**)* Robert T. Earnest, Vice President

SEP 24 8 34 AM '91

4 5 0 1 5

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, Robert T. Earnest, *with whom I am personally acquainted and who upon his oath acknowledged himself to be the* Vice President *of* Dominion Asset Managment in Tennessee *the within named bargainor, and corporation, and that he, as such* Vice President *being authorized to do so, 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* 18th *day of* September, *19* 91.

My Commission Expires: 5-28-95 ***NOTARY PUBLIC***

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is 52,000.00.

Subscribed to and sworn before me this 18th *day of* September *19* 91.

My Commission Expires: 5-28-95 ***NOTARY PUBLIC***

EXHIBIT "A"

Being Lot No. 96 on the Map of Donelson Hills, of record in Book 2331, Page 22, Register's Office for Davidson County, Tennessee.

Said Lot No. 96 fronts 109.99 feet on the easterly side of Dearborn Drive and runs back between lines, 185.9 feet on the northerly line and 206.4 feet on the southerly line to a dead line measuring 73.2 feet thereon.

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 8356, Page 349, Register's Office for Davidson County, Tennessee.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

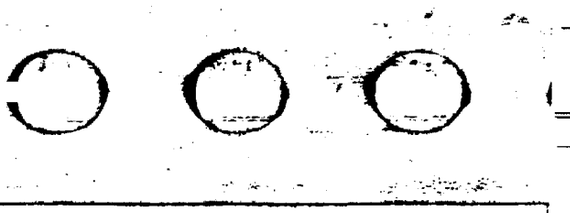
REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8448 PAGE 415



CO CONVEYANCE
MO MORTGAGE
WD WARRANTY DEED
TD TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

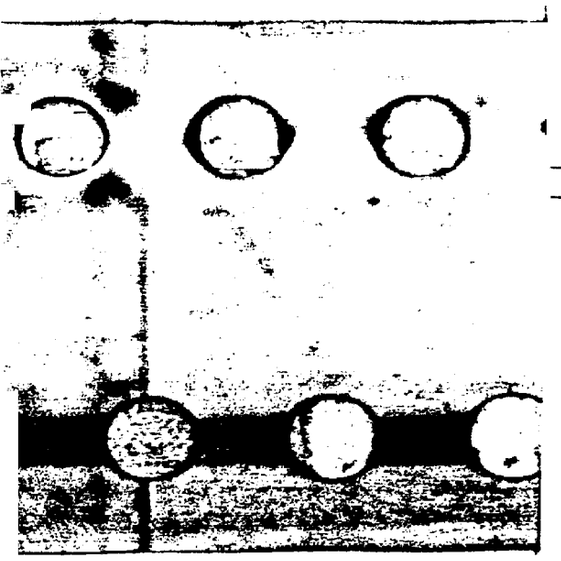
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 52000.00
CON TX 192.40
PRFEE 1.00
WDEED 9.00
TOTAL 202.40
CHECK 202.40

09/24/91 01 08:37 0001 3328

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



49015.

IDENTIFICATION

SEP 24 8 35 AM '91

No. 461521