mail

This Instrument Prepared By:
Corbett, Crockett & Fleming
Suite 1050, American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
Grover Dunn et ux Carolyn Dunn 985 Wyndsor Drive Hixson, TN 37343	Same	Map: 118-08 Parcel: 172

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Rhode Island Hospital Trust National Bank, in its capacity as Trustee of that certain Trust known as the H.T. Real Estate Fund (the "Grantor"), with full power to sell and convey without joinder of any beneficiary, has bargained and sold and by these presents does transfer and convey to Grover Dunn et ux Carolyn Dunn (the "Grantees"), their heirs and assigns, certain real estate in Davidson County, State of Tennessee, described as follows:

Being part of Lot B on the Revised and Corrected Plan of Thompson and Ring's Subdivision of Edenwold Park of record in Book 332, page 29, Register's Office for Davidson County, Tennessee, ad described according to a boundary line survey by Dale and Associates, Inc., dated January 17, 1989 as follows:

Beginning at a point situated in the westerly margin of Eugenia Avenue, said point being 355.12 feet more or less south of the southerly margin of Newsome Street, said point also being the southeast corner of the Ralph Henson Property, as of record in Deed Book 5686, page 608, Register's Office for Davidson County, Tennessee, and the northeast corner of the property herein described; thence, with Eugenia Avenue S 23 deg. 03' 00" E, a distance of 205.46 feet to a point; thence around a curve to the right having a central angle of 07 deg. 03' 38", a radius of 695.89 feet, a total length of 85.76 feet to a point; thence N 77 deg. 07' 20" W, a distance of 283.17 feet to a point; thence N 00 deg. 15' 30" E, a distance of 222.00 feet to a point; thence S 84 deg. 44' 30" E, a distance of 166.67 feet to the point of beginning and containing 1.21 acres of land more or less.

Being the same property conveyed to Rhode Island Hospital Trust National Bank, Trustee of the HT Real Estate Fund by deed from Frank L. Smith, Jr., and Douglass B. Smith as of record in Book 7759, page 210, said Register's Office. The description used herein is from the prior deed.

TO HAVE AND TO HOLD the said real property together with the said appurtenances and hereditaments thereunto belonging or in any way appertaining to Grantees, their successors and assigns, forever.

Grantor covenants and binds itself and its successors to warrant specially and forever defend the title to said real estate to Grantees, their successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth in Exhibit A, hereto), but no further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 24th day of September, 1991.

Rhode Island Hospital Trust
National Bank, Trustee of
H.T. Real Estate Fund,
and not individually,

By: Dan A. Woolley
Dan A. Woolley, Vice-President

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

Personally appeared before me, the undersigned, a Notary Public, Dan A. Woolley, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice-President of the maker and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 24th day of September, 1991.

Scott Andrew Ritch
Notary Public SCOTT ANDREW RITCH

My Commission Expires: June 27, 1993

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 383,000.00.

Affiant

Sworn to and subscribed before me this 27th day of September 1991.

Paula V. Khoury
Notary Public

My Commission Expires: 11-27-93

EXHIBIT A

SCHEDULE OF EXCEPTIONS

(1) Real Property taxes for the year 1991, which are prorated and assumed by Grantees.

(2) Easement for sanitary sewers and/or storm drainage of record in Book 4586, Page 499, said Register's Office.

(3) The Surveyor's Report dated January 17, 1989 shows a drainage ditch along southerly boundary of premises.

(4) Unrecorded lease dated as of August 5, 1991, by and between Color Masters, Inc. (Suite 205), as tenant and Hospital Trust National Bank, in its capacity as Trustee of HT Real Estate Fund, as landlord.

(5) Unrecorded lease dated as of March 13, 1990, as extended and modified May 21, 1991, by and between Gilbert Templeton (Suite 203), as tenant and Hospital Trust National Bank, in its capacity as Trustee of HT Real Estate Fund, as landlord.

(6) Unrecorded lease dated as of March 13, 1990, as amended October 2, 1990, by and between H.E. Waller & Associates (Suite 100) as tenant, and Hospital Trust National Bank, in its capacity as Trustee of HT Real Estate Fund, as landlord.

(7) Unrecorded lease dated as of February 17, 1988, as amended April 23, 1990, and further amended January 11, 1991, by and between D&F Distributors, Inc. (Suite 202 and Suite 201), as tenant and Hospital Trust National Bank, in its capacity as Trustee of HT Real Estate Fund, as landlord.

(8) Unrecorded lease dated July 30, 1991, by and between Consolidated Mechanical, Inc. (Suite 101), as tenant and Hospital Trust National Bank, in its capacity as Trustee of HT Real Estate Fund, as landlord.

(9) Unrecorded lease dated July, 1990, by and between Nashville Pet Products, Inc., as tenant and Hospital Trust National Bank, in its capacity as Trustee of HT Real Estate Fund, as landlord.

(10) Unrecorded lease dated September 10, 1987, by and between Associated Press, as tenant and Hospital Trust National Bank, in its capcity as Trusteee of HT Real Estate Fund, as landlord.

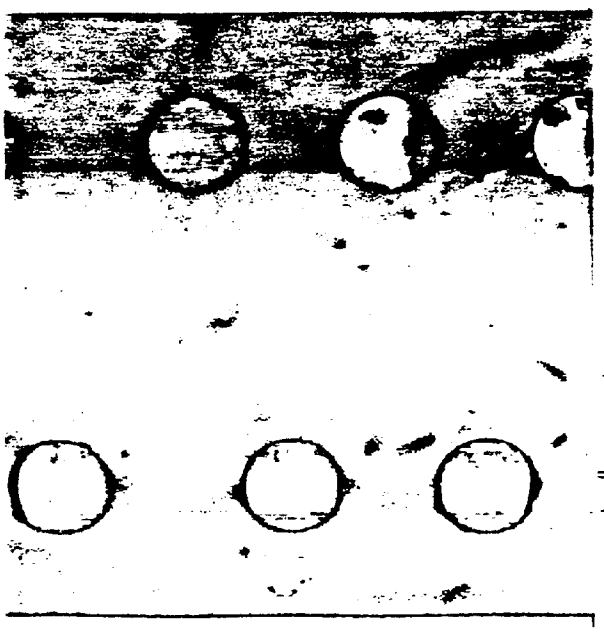
4641 09/27 0101 03CHECK 1427.10

5.0087

IDENTIFICATION REFERENCE

SEP 27 1 40 PM '91

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

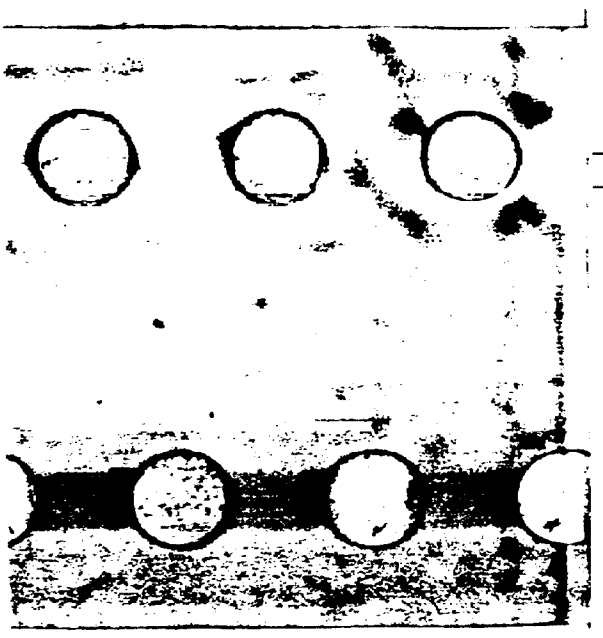
RECEIVED OF _____

FOR _____

BOOK 8451 PAGE 609

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 383000.00
CON TX 1417.10
PRFEE 1.00
WDEED 9.00
TOTAL 1427.10
CHECK 1427.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/27/91 01 13:40 0001 4641

5.0087.

IDENTIFT REFERENCE

SEP 27 1 40 PM '91

FELIX Z WILSON REGISTER
DAVIDSON COUNTY, TN

No. 462813