Box 28

BOOK 8454 PAGE 835

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
John A. and Denise H. McCormick 2708 Windemere Drive Donelson, TN 37214	97-13-34	Same As Address For New Owner

This instrument prepared by: Boult, Cummings, Conners & Berry
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THIRTY-TWO THOUSAND and 00/100 DOLLARS ($132,000.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, NASHVILLE LAND FUND, LTD. (the "Grantor") has bargained and sold, and by these, presents, transfers and conveys to JOHN A. McCORMICK and DENISE H. McCORMICK (the "Grantee"), Grantee's heirs, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

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

1. General or special taxes and assessments required to be paid in 1991 and subsequent years.

2. Real estate taxes for the current year which have been prorated between the parties.

3. Matters shown on the Survey of Ragan-Smith-Murphy & Associates, Inc. dated May 16, 1991 (Job No. 85-133) and Surveyor's Report dated July 8, 1991 prepared by John O. Spry.

4. Cross-Access Easement by and between Nashville Land Fund, Ltd. and Shanabhai S. Patel, of record in Book 7809, page 502, Register's Office for Davidson County, Tennessee.

5. Matters on the P.U.D. Boundary Plat, Larchwood Commercial Subdivision of record in Book 6900, page 875, said Register's Office and on the Final Plat, Section 6 - Lot #1 Larchwood Commercial Subdivision of record in Book 8250, page 27, said Register's Office.

This is unimproved property, known as Section 6 Lot #1 being a portion of Tract 1, Larchwood Commercial Subdivision.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs, successors and assigns, forever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $132,000.

John A. McCormick
Affiant

Subscribed and sworn to before me this 30th day of September, 1991.

Loretta B. Lanes
Notary Public
My Commission Expires: 2/23/94

NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, to warrant and forever defend the title to the Property to the Grantee, Grantee's heirs, successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 30th day of September ___, 1991.

NASHVILLE LAND FUND, LTD.

By: W. Gerald Ezell
W. Gerald Ezell, general partner

By: 222 PARTNERS, INC.,
general partner

By: Michael A Bartley

Title: VICE PRESIDENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Loretta B. Lane, Notary Public, W. GERALD EZELL, 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 a general partner of NASHVILLE LAND FUND, LTD., a limited partnership, and is authorized to execute this instrument on behalf of NASHVILLE LAND FUND, LTD.

WITNESS my hand, at office, this 30th day of September, 1991.

Loretta B. Lane
Notary Public
My Commission Expires: 2/23/94

NOTARY PUBLIC TENN. DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Loretta B. Lane, Notary Public, Michael A Bartley, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained and further acknowledged that he is the Vice President of 222 PARTNERS, INC., a corporation, and that said corporation is a general partner of NASHVILLE LAND FUND, LTD., a limited partnership, and is authorized by said corporation, said corporation being authorized by NASHVILLE LAND FUND, LTD. to execute this instrument on behalf of NASHVILLE LAND FUND, LTD.

WITNESS my hand, at office, this 30th day of September, 1991.

Loretta B Lane
Notary Public
My Commission Expires: 2/23/94

NOTARY PUBLIC TENN. DAVIDSON COUNTY

5.1 2 4.3

IDENTIFICATION REFERENCE

WP/DFNLFSND

OCT 2 8 44 AM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

9267 10/02 0101 03CHECK

498.40

Exhibit A

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 1, Larchwood Commercial Subdivision, Section 6, as of record in Book 8250, page 27 said Register's Office, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Nashville Land Fund, Ltd., by deed from Larchwood Associates, a partnership of record in Book 6936, page 128, Register's Office for Davidson County, Tennessee.

TRACT II:

EASEMENT DESCRIPTION

An easement for ingress and egress across land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, more particularly described as follows:

Beginning at a point on the north right-of-way line of Blackwood Drive, a 100-foot road, that is 7.55 feet along the arc of a curve to the right having a chord bearing and distance of N59°38'28"E, 7.55 feet from an existing iron pin at the southeast corner of Lot 1, Section 6, Larchwood Commercial Subdivision as recorded in Plat Book 8250, Page 27, R.O.D.C., Tennessee; thence,

1. With a line severing Tract No. 1, Larchwood Commercial Subdivision as recorded in Plat Book 6900, Page 875, R.O.D.C., Tennessee, the proeprty of Nashville Land Fund, Ltd., as recorded in Deed Book 6936, Page 128, R.O.D.C., Tennessee N23°35'30"W, 41.61 feet; thence,

2. Northwestwardly, 11.78 feet along the arc of a curve to the left having a radius of 7.50 feet, a central angle of 90°00'00", and a chord bearing and distance of N68°35'30"W, 10.61 feet; thence,

3. With the east boundary line of Lot 1, Section 6 N23°35'30"W, 25.00 feet; thence,

4. With a line severing Tract No. 1, Larchwood Commercial Subdivision, N66°24'30"E, 40.00 feet; thence,

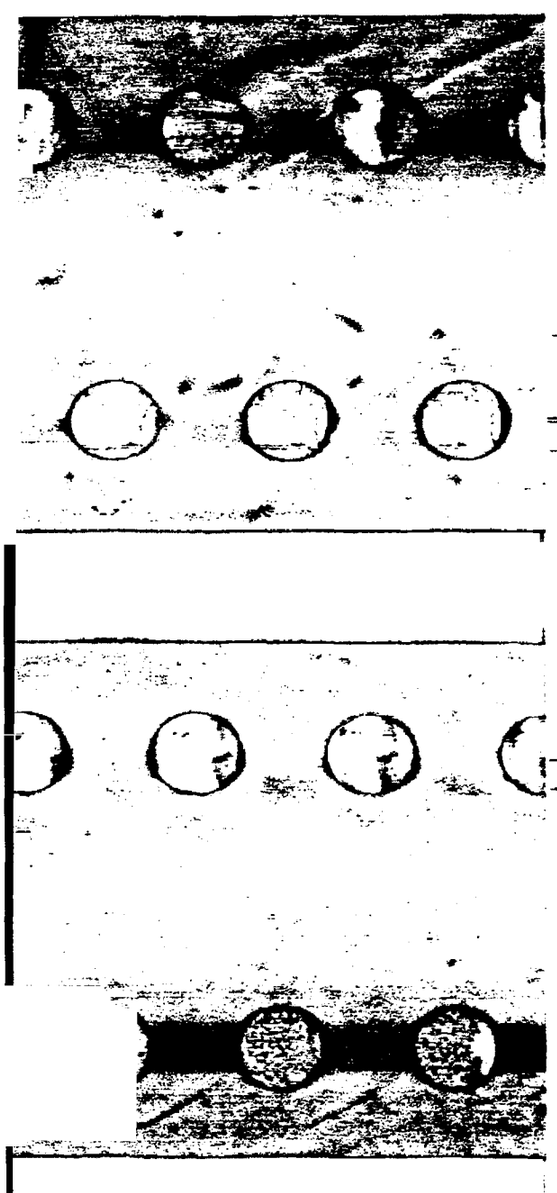
5. S23°35'30"E, 71.13 feet; thence,

6. With the north right-of-way line of Blackwood Drive, 32.64 feet along the arc of a curve to the left having a radius of 750.00 feet, a central angle of 2°29'36", and a chord bearing and distance of S61°10'34"W, 32.64 feet to the point of beginning and containing 2,556 square feet or 0.059 acres.

This easement crosses Tract No. 1, Larchwood Commercial Subdivision as recorded in Plat Book 6900, Page 875, R.O.D.C., Tennessee, the property of Nashville Land Fund, Ltd., as recorded in Deed Book 6936, Page 128, R.O.D.C., Tennessee and is for the benefit of Lot 1, Section 6, Larchwood Commercial Subdivision as recorded in Plat Book 8250, Page 27, R.O.D.C., Tennessee.

Being part of the same property conveyed to Nashville Land Fund, Ltd., by deed from Larchwood Associates, a partnership, of record in Book 6936, page 128, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8454 PAGE 838

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	
				132000.00
			CON TX	488.40
			PRFEE	1.00
			WDEED	9.00
			TOTAL	498.40
			CHECK	498.40
10/02/91	01	08:45	0001	9267

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5124 3.

IDENTIFICATION REFERENCE

OCT 2 8 49 AM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 464087