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:
Tennessee Building Products, a Tennessee corporation P.O. Box 100926 Nashville, TN 37210	Same	Map 25 Parcel 152 166

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 **Tennessee Building Products, a Tennessee corporation**, ("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, its/their/his/her successors, heirs and assigns, forever.

This is improved property known as 1125 Hitt Lane, Goodlettsville, TN 37072.

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. Existing leases or rents shall be assigned to Grantee, and such rents shall be prorated as of the date of this instrument.

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

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

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

6. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.

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

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 25th day of November, 1991.

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, Herman A. Ruben, 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 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 25th day of November, 1991.

My Commission Expires:
May 28, 1995

Herman A. Ruben
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $89,500.00.

_____
AFFIANT

My Commission Expires:
5-26-93

_____
NOTARY PUBLIC

6552 C

Dec 2 8 14 AM '91

PICK-UP

EXHIBIT A

TRACT I:

LAND in Davidson County, Tennessee, described according to a survey of Donald R. Carver, dated October 22, 1982, as follows:

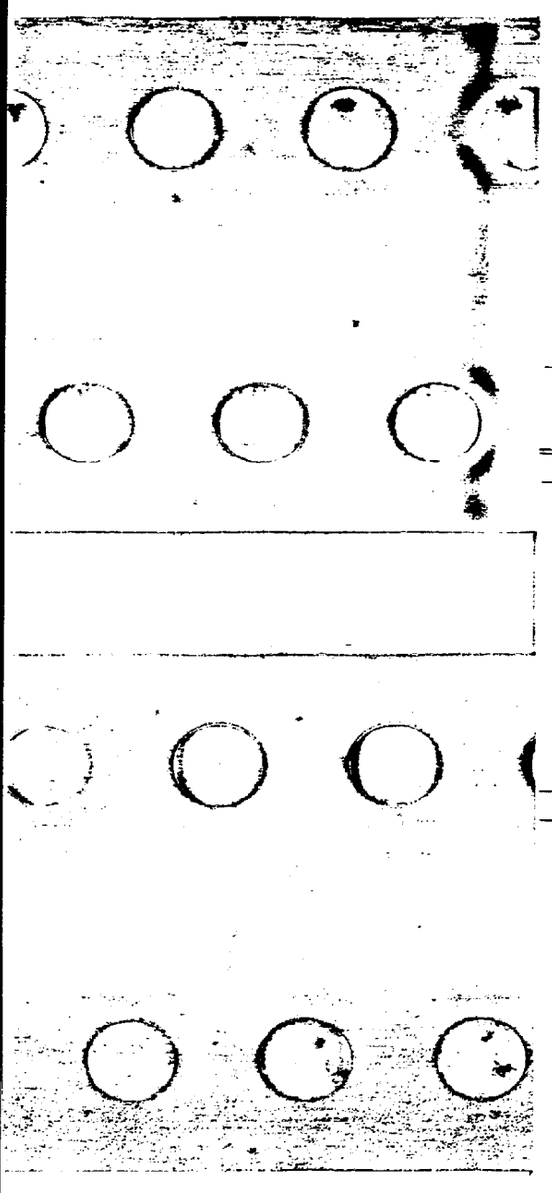
BEGINNING at a point in the southerly line of Hitt Lane, the northeast corner of Tract 1; thence along said southerly line of Hitt Lane south 65° 00' east for 100.00 feet south 55° 99' east for 100.00 feet south 50° 00' east for 50.00 feet to the northwest corner of Tract 3; thence leaving said road south 4° 00' west for 341.50 feet; thence south 82° 00' east for 273.85 feet; thence south 38° 12' west for 408.65 feet; thence north 89° 00' west for 85.00 feet; thence north 14° 00' east for 205.95 feet; thence south 74° 15' east for 105.30 feet; thence north 01° 00' east for 250.00 feet; thence north 34° 00' east for 271.3 feet; thence south 55° 00' east for 96.00 feet; thence north 30° 00' east for 73.20 feet to the point of beginning, containing 4.23 acres.

TRACT II:

LAND in Davidson County, Tennessee, described according to a survey of Donald R. Carver, dated October 22, 1982, as follows:

BEGINNING at a point in the southerly line of Hitt Lane at the northeast corner of Tract #2; thence along the southerly line of Hitt Lane south 45° 00' east for 50.00 feet; thence south 4° 00' west for 594.26 feet to a point in the Hitt Lane; thence north 89° 00' west for 607 feet to a point; thence north 30° 12' east for 408.65 feet to a point; thence south 89° 00' east for 273.86 feet to a point; thence north 4° 00' east for 341.50 feet to the point of beginning, containing 4.21 acres.

BEING the same property conveyed to Dominion Asset Management in Tennessee by deed from James R. Lawson, Substitute Trustee, of record in Book 8407, Page 143, Register's Office for Davidson County, Tennessee.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8497 PAGE 48

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	89500.00
CON TX	331.15
PRFEE	1.00
MDEED	9.00
TOTAL	341.15
CHECK	341.15

12/02/91 01 08:17 0001 7901

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.5529.

TENTATIVE REFERENCE

Dec 2 8 15 AM '91

No. 480483