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:
Stephen R. Quarles and Gina M. Fratini 2325 Abbott Martin Road Nashville, TN 37215	Dominion Bankshares Mortgage Corporation P.O. Box 291869 Nashville, TN 37229-1869	Map 117-0-C Parcel 002.00

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 **Stephen R. Quarles (unmarried) and Gina M. Fratini (unmarried)**, as Tenants in Common ("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 2325 Abbott Martin Road, Nashville, TN 37215.

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

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

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

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

4. If improvements are completed after January 1, of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of T.C.A. 67-5-603 et seq.

5. Subject to all matters as shown on the Plan of Record in Plan Book 6900, Page 23, Register's Office for said County. Said Plan shows an Owner's Certificate and a 15-foot easement for public utility and drainage purposes along the easterly line(s) of said lot. Said Plan also shows a 10-foot easement for public utility and drainage purposes along the rear line and front part of said lot.

6. Restrictive Covenants referred to in the Plan of record in Master Deed Book 7505, Page 443, Register's Office for said county.

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 29th day of November, 1991.

DOMINION ASSET MANAGEMENT
IN TENNESSEE

By: Robert T. Earnest

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, Robert T. Earnest, 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 29th day of November, 1991.

My Commission Expires:
May 28, 1995

Herman A. Ruben
NOTARY PUBLIC

HERMAN A. RUBEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $180,000.00.

Stephen R. Clark
AFFIANT

My Commission Expires:
May 28, 1995

Herman A. Ruben
NOTARY PUBLIC

HERMAN A. RUBEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 2 on the Plan of Resubdivision of Lot 23, Abbott Martin Estates, Section II, also known as 2323-2325 Abbott Martin Condominiums, as of record in Book 6900, page 23, and shown as Exhibit C to the Master Deed and By-Laws of record in Book 7505, page 443, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dominion Asset Management in Tennessee, by Substitute Trustee's Deed of record in Book 8471, Page 645, Register's Office for Davidson County, Tennessee.

7902 12/02 0101 03CHECK 676.00

65530

RECEIVED FOR RECORD
Dec 2 8 16 AM '91

PICK-UP

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8497 PAGE 52

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	
				180000.00
			CON TX	666.00
			PRFEE	1.00
			WDEED	9.00
			TOTAL	676.00
			CHECK	676.00
12/02/91	01	08:18	0001	7902

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.55 3.0.

IDENTIFICATION

DEC 2 8 16 AM '91

No. 480484