BOX 37
LL

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Address New Owner:	Map-Parcel Numbers:	Send Tax Bill To:
Bell Forge Properties Corp. 633 Chestnut Suite 1050 Chattanooga, TN 37450	163-00-300	Same as New Owner

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

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED THIRTY THOUSAND and 00/100 DOLLARS ($730,000.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, DOMINION BANK OF MIDDLE TENNESSEE (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to BELL FORGE PROPERTIES CORP. (the "Grantee"), Grantee's 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. Real estate taxes for the current year which have been prorated between the parties.

2. Restrictive Covenants of record in Book 5993, page 769, amended in Book 6207, page 838, and Book 6301, page 775, Register's Office for Davidson County, Tennessee, to which specific reference is made.

3. The Plan of record in Book 6200, page 512, said Register's Office.

4. Restrictive Covenants and Reciprocal Easement Agreement of record in Book 7028, page 760, said Register's Office.

5. Deed of Conveyance for sanitary sewers of record in Book 7358, page 614, said Register's Office.

6. All matters shown on that certain as Built Survey for Bell Forge Properties Corp., Lot 2, Sec. 2 Belle Forge West dated 5/15/91, last revised 12/19/91, prepared by Jesse Walker, RLS, PE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $730,000.00.

Bell Forge Properties Corp.

By: _____
Affiant Gen'l Atty Pres.

Subscribed and sworn to before me this 20th day of December, 1991.

_____
Notary Public
My Commission Expires: Nov. 28, 1992

This is improved property, known as The Market at Bell Forge, 5304 A Mountain View Road, Nashville, Tennessee.

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

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 successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 20th day of December, 1991.

DOMINION BANK OF MIDDLE TENNESSEE

By: _____
Frank E. Proffitt, Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Juanita V. Thomason, Notary Public, Frank E. Proffitt, 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 Vice President of DOMINION BANK OF MIDDLE TENNESSEE, a Tennessee banking association, and is authorized to execute this instrument on behalf of said association.

WITNESS my hand, at office, this 20th day of December, 1991.

_____
Notary Public
My Commission Expires: May 20, 1992

wp/lembfdeed

EXHIBIT "A"

DESCRIPTION OF PROPERTY

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Bell Forge West, Section 2 as of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

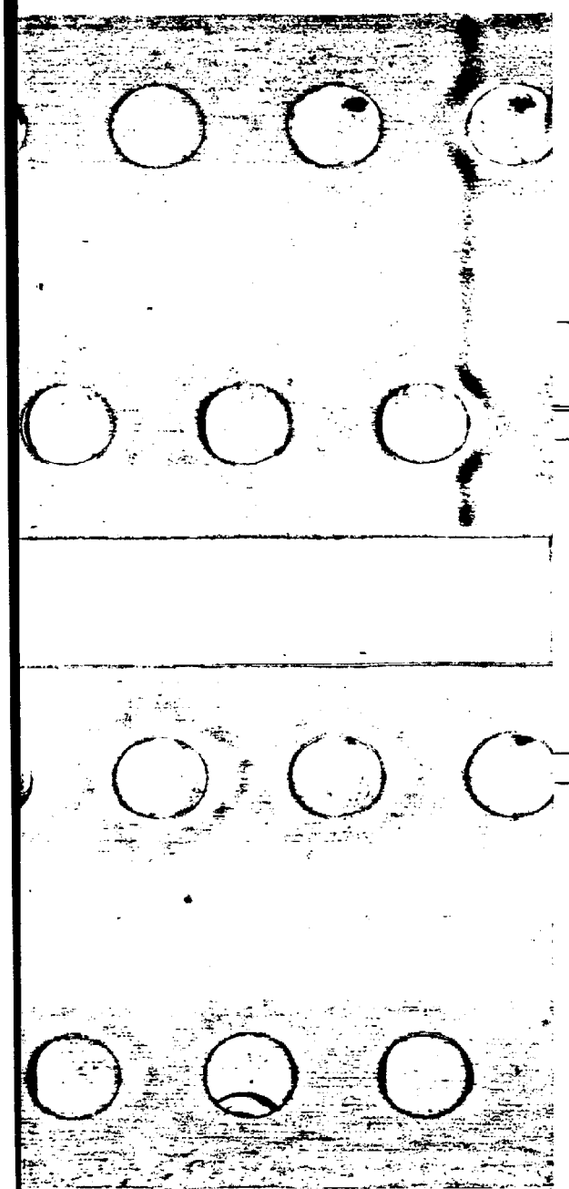
Being the same property conveyed to Dominion Bank of Middle Tennessee, by deed from Charles S. Sanger, Successor Trustee, of record in Book 8054, page 369, Register's Office for Davidson County, Tennessee.

4998 12/23 0101 03CHECK 2711.00

7153.0

IDENTIFICATION REFERENCE

Dec 23 3 36 PM '91



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

RECEIVED OF _____

FOR _____

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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	730000.00
			CON TX	2701.00
			PRFEE	1.00
			WDEED	9.00
			TOTAL	2711.00
			CHECK	2711.00
12/23/91	01		15:39 0001	4998

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7153.0

IDENTIFICATION REFERENCE

DEC 23 3 36 PM '91

FELIX Z. WILSON, II

No. 487476