THIS INSTRUMENT PREPARED BY:
LAWLESS & ASSOCIATES, P.C.
Nineteenth Floor, First American Center
Nashville, TN 37238-0068
(615)248-1900

BOOK 8519 PAGE 592

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Rodd Nelson, Trustee 1249 Riverwood Drive Nashville, TN 37216	New Owner	Map 81-12, Parcel 439 Map 81-12, Parcel 416

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **DOMINION ASSET MANAGEMENT IN TENNESSEE, INC.**, ("Grantor") has bargained and sold, and hereby transfers and conveys to **RODD NELSON, TRUSTEE**, ("Grantee") his 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, his successors, heirs and assigns, forever.

These are improved properties known as 709 Taylor Street, Nashville, Tennessee and 1324 9th Avenue North, Nashville, Tennessee, respectively.

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

As to Tract I:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. Subject to all matters as shown on the Plan of Record in Book 6050, Page 367, Register's Office for Davidson County.

As to Tract II:

3. Subject to all matters shown on the Plan of Record in Book 57, Page 9, Register's Office for Davidson County, Tennessee.

As to Tracts I and II:

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

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

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

7. 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.

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

9. 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.

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 31st day of December, 1991.

DOMINION ASSET MANAGEMENT IN TENNESSEE, INC.

By _____
Frank E. Proffitt
Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid County and State, 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 the Vice President of Dominion Asset Management in Tennessee, Inc., Tennessee corporation, and is authorized to execute this instrument on behalf of said corporation.

Witness my hand, at office, this 31st day of December, 1991.

My Commission Expires:
May 28, 1995

_____
NOTARY PUBLIC

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 $100,000.00.

_____
AFFIANT

My Commission Expires:
May 28, 1995

_____
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

7.3594

IDENTIFICATION REFERENCE

DEC 31 2 51 PM '91

FILED FOR RECORD REGISTER (CLERK) DAVIDSON COUNTY, TN

PICK-UP

TRACT I:

A tract of land lying in Davidson County, Tennessee, to-wit:

BEING Lot Number 1 on the Plan of Resubdivision of Lot 39 and part of 37 and 41 of the North Nashville Real Estate Company's property as of record in Plat Book 6050, Page 367, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Dominion Asset Management in Tennessee, Inc., by Substitute Trustee's Deed of record in Book 8471, Page 259, Register's Office for Davidson County, Tennessee.

TRACT II:

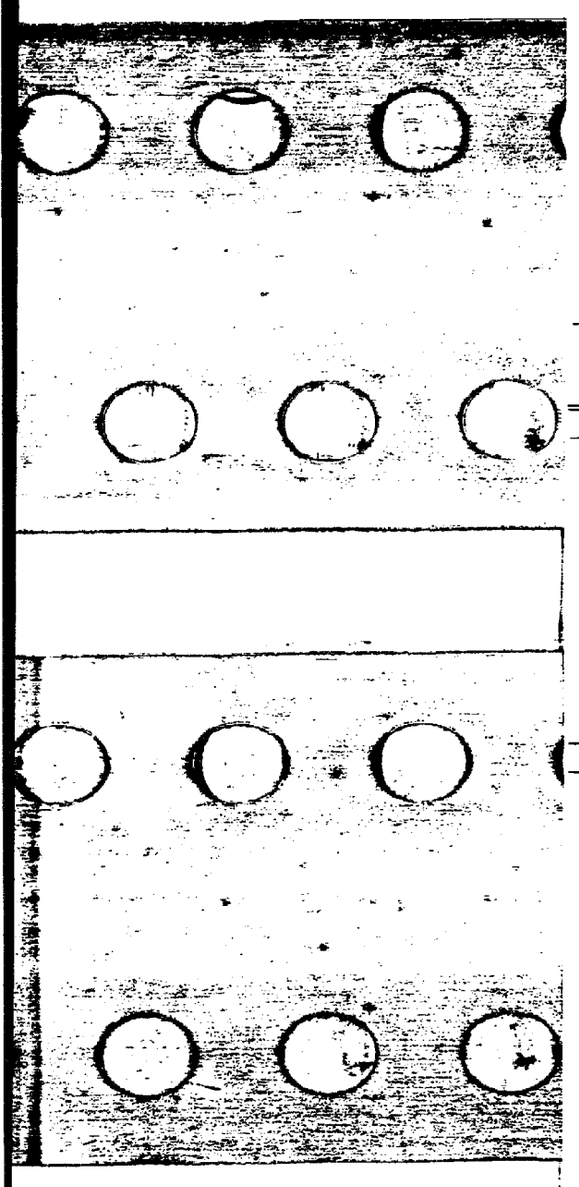
LAND in Davidson County, Tennessee, being the westerly 110 feet of Lot No. 113 on the Plan of McGavock Homestead Addition, of record in Book 57, Page 9, Register's Office for said County.

SAID part of said lot fronts 50 feet on the easterly side of 9th Avenue, North, formerly Buena Vista Street, and runs back between parallel lines, with the southerly margin of Taylor Street, 110 feet to a dead line.

BEING the same property conveyed to Dominion Asset Management in Tennessee, Inc., by Substitute Trustee's Deed of record in Book 8478, Page 549, Register's Office for Davidson County, Tennessee.

7335 12/31 0101 03CHECK 380.00

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



RECEIVED OF _____

FOR _____

BOOK 8519 PAGE 595

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
			MAMT	100000.00
			CON TX	370.00
			PRFEE	1.00
			WDEED	9.00
			TOTAL	380.00
			CHECK	380.00
12/31/91	01		14:51 0001	7335

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7359 4

IDENTIFI REFERENCE

DEC 31 2 52 PM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 489787