FROM: COMMERCE TRADING CORPORATION

TO: RONALD M. KELLY

THIS INSTRUMENT PREPARED BY:
DEARBORN & EWING, ATTORNEYS
NATIONSBANK PLAZA, SUITE 1200
414 UNION STREET
NASHVILLE, TENNESSEE 37219-1777

Address of New Owner:	Send Tax Bills to:	Map-Parcel No.
Ronald M. Kelly P.O. Box 863 Goodlettsville, Tn. 37070-0863	SAME	Map 86 Parcel 321

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $24,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of March, 1992.

Notary Public

My Comm. Expires: 3/27/93

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, Commerce Trading Corporation, a Tennessee corporation, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Ronald M. Kelly, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

2342 03/02 0101 03CHECK 98.80

This is unimproved property.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEE, his heirs and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, his heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

887322

IDENTIF. REFERENCE

MAR 2 3 36 PM '92

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN

7955/CAR
AAA000-00035/ 3/2/92

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 2nd day of March, 1992.

ATTEST:

BY: _____

TITLE: V.P.

COMMERCE TRADING CORPORATION

BY: _____

TITLE: Sr V.P.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared J. Hunter Atkins and Lance B Chitwood, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon their oaths acknowledged themselves to be Sr. Vice President and Vice President respectively of Commerce Trading Corporation, the within named bargainor, a corporation, and that they, as such Sr. Vice President and Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by J. Hunter Atkins as such Sr. Vice President and Lance B Chitwood as such Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 2nd day of March, 1992.

Carol [illegible]
NOTARY PUBLIC

My Commission Expires: 3/27/93

7955/CAR
AAA000-00035/ 3/2/92

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 6 of the Plan of Resubdivision of Lot 3 Stoners Bend Business Park of record in Book 7900, page 202 of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Commerce Trading Corporation, a corporation organized under the laws of the State of Tennessee by deed from James R. Kelley, Substitute Trustee of record in Book 8358, page 573, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

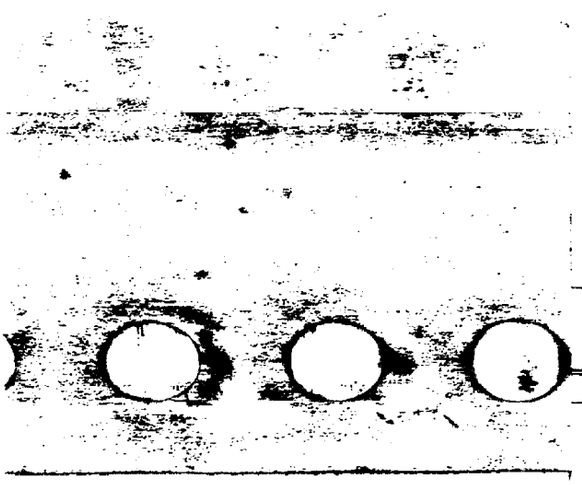
1. 1992 Metropolitan Government taxes.

2. The Plan of record in Book 7900, page 202, said Register's Office.

3. Declaration of Easement for ingress and egress to Dodson Family Cemetery of record in Book 7298, page 964, and as amended in Book 7455, page 719, Register's Office for Davidson County, Tennessee.

4. Easement for the flow of Stoner Creek.

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



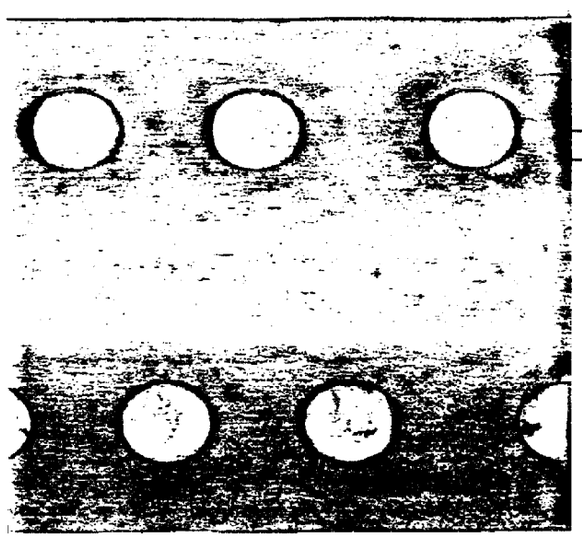
RECEIVED OF _____

FOR _____

BOOK 8563 PAGE 584

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 24000.00
CON TX 88.80
PRFEE 1.00
WDEED 9.00
TOTAL 98.80
CHECK 98.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88732

IDENTIF. TREFERENCE

MAR 2 3 36 PM '92

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN.

03/02/92 01 15:36 0001 2342

No. 506839