BK37

BOOK 8580 PAGE 895

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
JEWELL D. RIGNEY 2 MIMOSA COURT NASHVILLE, TN. 37211	NEW OWNER	162-16A-82-CO

This instrument prepared by: Boult, Cummings, Conners & Berry (CSS)
P.O. Box 198062, Nashville, Tennessee 37219

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Dominion Bank National Association ("Grantor") has bargained and sold, and hereby transfers and conveys to JEWELL D. RIGNEY, AN UNMARRIED PERSON ("Grantee"), their heirs, successors 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 heirs, successors and assigns, forever.

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;

9142 03/23 0101 03CHECK 127.70

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 31,000.00 .

Jewell Rigney
Affiant

Subscribed and sworn to before me this 9TH day of MARCH, 1992.

Notary Public
My Commission Expires: 7-24-93

9 4 7 0 3

IDENTIFICATION REFERENCE

MAR 23 10 57 AM '92

ELIA Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

2. Plan of record in Book 5050, page 103, Register's Office for Davidson County, Tennessee;

3. Master Deed establishing a Horizontal Property Regime of Mill Creek Club, Phase I, Section I, of record in Book 4887, page 961, amended in Book 5000, page 607, Book 5101, page 809, said Register's Office; the By-Laws appended thereto of record in Book 4792, page 725, said Register's Office; the Declaration of Covenants and Restrictions of record in Book 4792, page 725, said Register's Office; and the By-Laws of record in Book 4887, page 985, said Register's Office.

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

Executed this 5TH day of March, 1992.

DOMINION BANK NATIONAL ASSOCIATION

By: _____

Title: SR. VICE PRESIDENT

This is improved property, known as 2 Mimosa Court, Nashville, Tennessee.

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Wa Koontz, Notary Public, Donald F. Barrickman, 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 Sr. Vice President of Dominion Bank National Association, a National Banking corporation, and is authorized to execute this instrument on behalf of said corporation.

WITNESS my hand, at office, this 5th day of March, 1992.

Wa Koontz
Notary Public

My Commission Expires: 7-24-93

wp;ktbswd2mim

EXHIBIT A

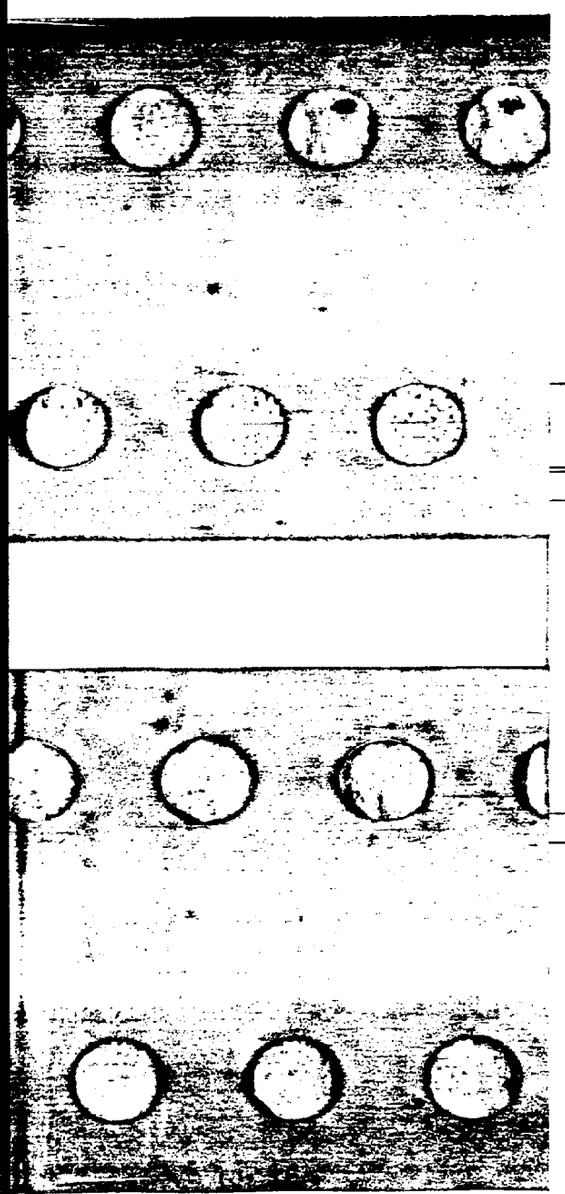
A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a part of the Plan of Mill Creek Club, Phase I, Section 1 as of record in Book 5050, page 103, Register's Office for said County; the part hereby conveyed being:

Unit No. 2, Building No. 17, known as 2 Mimosa Court, as shown in and described by said Plan; Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the Master Deed Establishing a Horizontal Property Regime of Mill Creek Club, Phase I, Section I, including the By-Laws thereunto attached recorded in Book 4887, page 961, as amended by instruments of record in Book 5000, page 607 and Book 5101, page 809, Register's Office for said County, including without limitation such unit's undivided percentage interest in the land and general common elements.

Being the same property conveyed to Dominion Bank National Association by Substitute Trustee's Deed from Arnold M. Weiss, Substitute Trustee of record in Book 8359, page 669, Register's Office for Davidson County, Tennessee.

Notwithstanding anything to the contrary set forth in this instrument, Grantor expressly does not make any warranty or representation whatsoever regarding the acreage contained in the Property.



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

RECEIVED OF _____

FOR _____

BOOK 8580 PAGE 899

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 31000.00
CON TX 114.70
PRFEE 1.00
WDEED 12.00
TOTAL 127.70
CHECK 127.70
03/23/92 01 10:59 0001 9142

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 4 7 0 3

IDENTIFIT REFERENCE

MAR 23 10 57 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 513542