Box 44

BOOK 8662 PAGE 275

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
James L. Reed Sue F. Reed 119 Brighton Close Nashville, TN 37205	SAME	104-13-F-119

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 Asset Management in Tennessee, Inc. ("Grantor") has bargained and sold, and hereby transfers and conveys to James L. Reed and Sue F. Reed ("Grantee"), their 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 heirs 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, which have been prorated between the parties and assumed by Grantee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $210,000.00.

James L Reed
Affiant

Subscribed and sworn to before me this 24th day of June, 1992.

Barbara McDonald
Notary Public
My Commission Expires: 7-24-93

23126

IDENTIFICATION

2. All matters shown on Plat recorded in Book 7900, page 136, as amended by Book 7900, page 246; Book 7900, page 275; and in Book 8418, page 215.

3. Covenants, conditions, restrictions, reservations and easements recorded in Book 7522, page 108, as amended by Book 7557, page 621 and by Book 7807, page 500, and in any allied instruments and of record in Book 7803, page 458 and in Book 8651, page 812.

4. Common Driveway Easements as set forth in Book 5612, page 139.

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

Executed this 24th day of June, 1992.

DOMINION ASSET MANAGEMENT IN TENNESSEE, INC.

By: _____

Title: Agent

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Wa Koontz, Notary Public, Mark C. Moffitt, 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 agent of DOMINION ASSET MANAGEMENT IN TENNESSEE, INC., a Tennessee corporation, and is authorized to execute this instrument on behalf of said corporation.

WITNESS my hand, at office, this 24th day of June, 1992.

Wa Koontz
Notary Public

My Commission Expires: 7-24-93

This is improved property, known as 119 Brighton Close, Nashville, Tennessee.

WP:CSSswdJLR

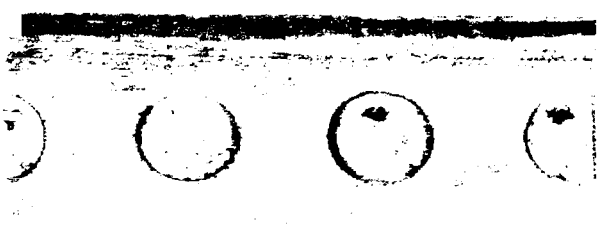
EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 119 on the Revised Site Plan of Brighton Close, Phase 1A, 1B, 1D and Phase II, a planned unit development, of record in Plat Book 7900, page 136, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

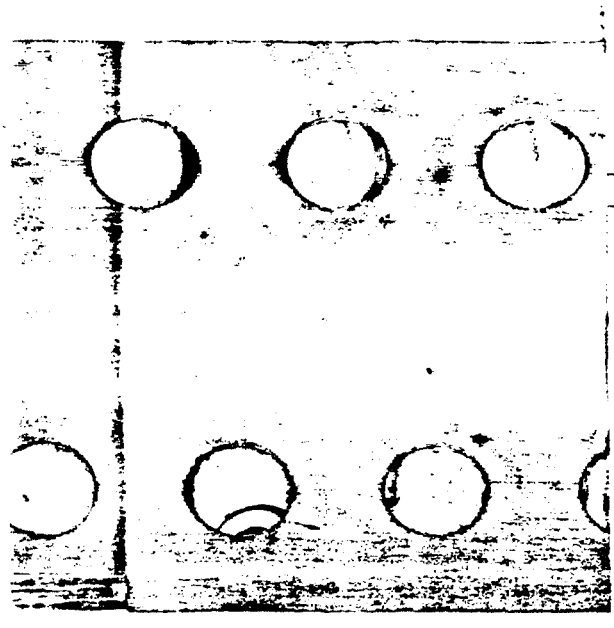
Being part of the same property conveyed to Dominion Asset Management in Tennessee, Inc., by Successor Trustee's Deed of record in Book 8513, page 25, Register's Office for said County, as corrected in Book 8584, page 373, Register's Office for said County.

WP/CSSexaREED

5543 06/26 0101 03CHECK 790.00







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8662 PAGE 279

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	
			210000.00	
			CON TX 777.00	
			PRFEE 1.00	
			WDEED 12.00	
			TOTAL 790.00	
			CHECK 790.00	

06/26/92 01 15:47 0001 5543

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23128

IDENTIF. REFERENCE

JUN 26 3 47 PM '92

No. 545244