Box 58

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
Sidwell & Barrett, P.C.
212 East Main Street
Franklin, TN 37064

BOOK 8671 PAGE 456

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
5128 Boxcroft Place Nashville, TN 37205	Same	116-13 146

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 Thomas H. McKelvey and wife, Amy S. McKelvey ("Grantee"), their 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, their successors, heirs and assigns, forever.

This is improved property known as: 5128 Boxcroft Place Nashville, Tennessee 37205

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.

2. Restrictive covenants contained in Instruments of record in Book 4932, page 76; Book 4956, Page 648, said Register's Office.

3. Plan of Record in Book 4860, Page 28, said Register's Office.

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

8. Any lien for homeowner's association due, if any, which are assumed by Grantee.

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.

25912

IDENTIF. REFERENCE

JUL 8 2 01 PM '92

FELIX Z WILSON REGISTER
DAVIDSON COUNTY TN.

Executed this 30th day of June, 1992.

DOMINION ASSET MANAGEMENT IN TENNESSEE, INC.

BY: _____
Frank E. Proffitt, ~~Vice President~~ Agent

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 aforesaid instrument for the purposes therein contained, and who further acknowledged that he is the ~~Vice President~~ Agent of Dominion Asset Management in Tennessee, Inc., a Tennessee banking corporation, and is authorized to execute this instrument on behalf of said corporation.

Witness my hand, at office, this 30th day of June, 1992.

Myra S. Bryant
Notary Public

My Commission Expires: 3-25-95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $235,000.00.

_____
Affiant

Myra S. Bryant
Notary Public

My Commission Expires: 3-25-95

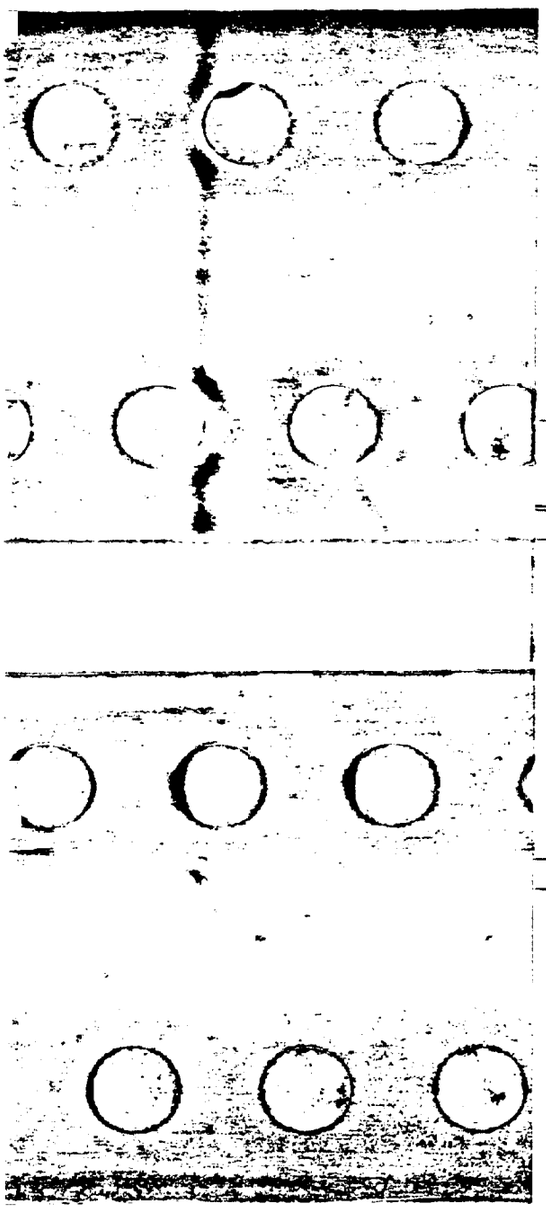
EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 14 on the plan of Boxcroft of record in Book 4860, page 28, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 57.12 feet on the westerly side of Boxcroft Place and runs back between lines, 140.41 feet on the northerly side and 139.75 feet on the southerly side to a line at the rear on which it measures 57.12 feet thereon.

Being the same property conveyed to Dominion Asset Management in Tennessee, Inc., George Gianikas and wife, Mary Ellen Gianikas of record in Book 8513, page 20, Register's Office for Davidson County, Tennessee.

3656 07/08 0101 03CHECK 882.50



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

RECEIVED OF _____

FOR _____

BOOK 8671 PAGE 459

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	235000.00
CON TX	869.50
PRFEE	1.00
WDEED	12.00
TOTAL	882.50
CHECK	882.50

07/08/92 01 16:02 0001 3656

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25912

IDENTIF. TREFERENCE

JUL 8 2 01 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 548425