(2)

BOOK 8683 PAGE 23

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Charles W. Hawkins, III William H. Hawkins 401 Union Street, 12th Flr Nashville, TN 37219	NEW OWNER	105-15-015

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 Charles W. Hawkins, III and William H. Hawkins ("Grantee"), their 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 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;

[illegible] 483.50

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Charles W. Hawkins III
Affiant

Subscribed and sworn to before me this 22 day of July, 1992.

Notary Public
My Commission Expires: 12/24/94

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IDENTIF. REFERENCE
Jul 23 4 18 PM '92
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.

2. Restrictive Covenants contained in instrument of record in Book 1488, page 265, Register's Officer for Davidson County, Tennessee;

3. Agreement, easement and restrictions set out in deed from James E. Malone and wife to Metal Products Company of record in Book 1491, page 228, said Register's Office;

4. Ten-foot permanent easement conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by Metal Products Company of record in Book 4444, page 418, said Register's Office;

5. All matters shown on survey of Frank V. Neeley, dated June 3, 1988;

6. Unrecorded Lease dated October 22, 1987, executed by and between H. David Smith and Rudy Thacker and Precision Motor Works, Inc., as disclosed by that certain Memorandum of Lease and Collateral Assignment of Lease of record in Book 7608, page 527, 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, its successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

Executed this 20th day of July, 1992.

DOMINION ASSET MANAGEMENT IN TENNESSEE, INC.

By: _____

Title: Agent

This is improved property, known as 460 Craighead Street, Nashville, Tennessee.

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Wa Koontz, Notary Public, Mark E. Wright, 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 20th day of July, 1992.

Wa Koontz
Notary Public

My Commission Expires: 7-24-93

wp:ktbswd460c

TRACT I:

Land in Davidson County, Tennessee, being part of Tract No. 1 on the Plan of the lands of W. W. Berry, as of record in Book 421, page 26, Register's Office for Davidson County, Tennessee, described according to a survey made by Frank V. Neeley, dated June 3, 1988, as follows:

BEGINNING at an iron pin in the northerly margin of Craighead Street;

THENCE, with the northerly margin of Craighead Street, North 89 degrees 06 minutes 19 seconds West, 275.00 feet to an iron pin;

THENCE, North 00 degrees 53 minutes 41 seconds East, 18.00 feet to an iron pin;

THENCE, North 89 degrees 06 minutes 19 seconds West, 22.60 feet to an iron pin;

THENCE, leaving said margin of Craighead Street, North; 6 degrees 55 minutes 16 seconds East, 95.66 feet to an iron pin;

THENCE, North 21 degrees 38 minutes 02 seconds East, 227.46 feet to an iron pin;

THENCE, North 31 degrees 04 minutes 15 seconds East, 140.17 feet to an iron pin;

THENCE, South 75 degrees 58 minutes 24 seconds East, 107.76 feet to a concrete monument;

THENCE, South 3 degrees 23 minutes 00 seconds East, 423.73 feet to the point of beginning, containing 2.2375 acres, more or less.

TRACT II:

Being a 25-foot easement for a travelway running from the northeast corner of the above tract to Bransford Avenue, and more particularly described as follows:

Beginning at an iron pin at the northeast corner of the above tract and running thence, North 40 deg. East, to the westerly margin of Bransford Avenue; thence, with the margin of same, southerly 25 feet to a point; thence, South 40 deg. West to a point in the easterly line of said 2.1 acre tract 25 feet South of the iron pin at the beginning point; thence, with the easterly line of said 2.1 acre tract, North 3 deg. 23' West, 25 feet to the beginning.

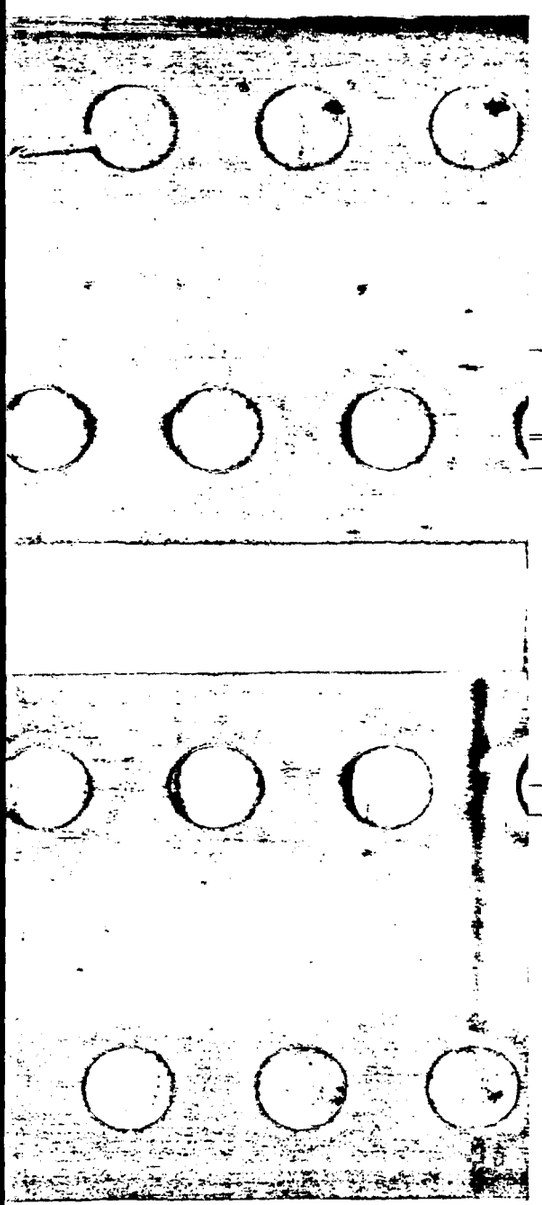
Being the same property conveyed to Dominion Asset Management in Tennessee, Inc. by deed from Charles S. Sanger, Successor Trustee of record in Book 8428, page 315, Register's Office for Davidson County, Tennessee.

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 _____

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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
125000.00
CON TX 462.50
PRFEE 1.00
WDEED 20.00
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 483.50
CHECK 483.50

07/23/92 01 16:17 0001 8382

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IDENTIF. TREFERENCE

JUL 23 4 18 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 553084