THIS INSTRUMENT PREPARED SOLELY FROM DOCUMENTS PROVIDED WITH NO TITLE EXAMINATION OR OPINION BY: WILLIAM TIMOTHY HILL 12TH FLOOR FIRST AMERICAN CENTER NASHVILLE, TN 37238-1230 PHONE: (615) 256-1577	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $12369.30. Robert C Donnell Affiant SUBSCRIBED AND SWORN to before me, this 21st day of December, 1992. Notary Public Barbara Taylor Kemp My Commission Expires: 7/24/93

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
BLC INVESTMENTS, INC. P O Box 68044 Nashville, TN 37206	SAME	94-1-77.00 18W14830

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

SPECIAL WARRANTY DEED

54.88

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, Grantor, L.A. NEWMAN & CO., INC., by these presents does hereby sell and convey unto BLC INVESTMENTS, INC., a Tennessee Corporation, its successors and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 202 on the Map of Payne, Blakemore and Cummings Addition to Nashville, as of record in Book 57, Poage 70, and in Book 57, Page 81, Register's Office for Davidson County, Tennessee.

According to the Plan of record in Book 57, Page Page 81, said Lot No. 202 fronts 50 feet on the west side of South 13th Street and runs back between parallel lines 161 feet to an alley.

Being the same property conveyed to J.C. Clark and wife, Margaret J. Clark by deed from Freddie P. Lawrence (formerly Hoover) and husband Allen Lawrence of record in Book 5373, Page 175, Register's Office for Davidson County, Tennessee. The said J.C. Clark having died.

Being the same property conveyed to George D. Mitchell and wife, Billie C. Mitchell, from Margaret J. Clark, unmarried, of record in Book 8187, Page 18, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Deed in Lieu from George D. Mitchell and wife, Billie C. Mitchell, to L.A.Newman & Co., Inc. of record in Book 232, Page 8855, Register's Office for Davidson County, Tennessee.

This is improved property known as 616 South 13th Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real estate with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs and assigns forever. Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever hereby said land or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its heirs and representatives to warrant and forever defend the title to said land to said Grantee, its heirs and assigns against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

IN WITNESS WHEREOF, I have hereunto set my hand at Nashville, Tennessee, this 21st day of December 1992.

L.A. NEWMAN & CO., INC.

BY: Robert C Donnell Vice-President
Robert Donnell, Vice-President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Linda Faye Kemp, a Notary Public in and for the State and County aforesaid, personally appeared Robert Donnell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice-Pres. of L.A. NEWMAN & CO., INC., a corporation, and that he as such Vice-Pres., executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as ~~President~~. Vice-President.

WITNESS MY HAND and official seal at Nashville, Tennessee, this 21st day of December, 1992.

Linda Faye Kemp
Notary Public

LINDA FAYE KEMP NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/24/93

FILES\LANEWMAN\S13TH.SD

PICK-UP

FEB 2 3 15 PM '93
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

8 8 5 5 2 4

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

RECEIVED OF _____

FOR _____

BOOK 8855 PAGE 238

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 12369.30
CON TX 45.00
PRFEE 1.00
WDEED 8.00
TOTAL 54.00
CHECK 54.00

02/02/93 01 15:15 0001 8608

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 8 5 5 2 4

IDENTIFICATION REFERENCE

FEB 2 9 13 PM '93

[illegible]
DAVIDSON COUNTY, TN

No. 617143