35

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Union Street Properties	NEW OWNER	93-2-3-141
This instrument prepared by: Boult, Cummings, Conners & Berry (CSS) 222 Third Avenue North, P.O. Box 198062, Nashville, TN 37219		

SPECIAL WARRANTY DEED BOOK 8884 PAGE 323

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Dominion Bank of Middle Tennessee ("Grantor") has bargained and sold, and hereby transfers and conveys to Union Street Properties, a Tennessee general partnership ("Grantee"), Grantee's 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, Grantee's 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, which have been prorated between the parties and 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, Grantee's heirs, successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

Executed this 10th day of March, 1993.

99029

TITLE REFERENCE

FEE 10 [illegible]

DOMINION BANK OF MIDDLE TENNESSEE

By: [signature]

Title: Vice President

This is improved property, known as Barrister's Building, 327-329 Union Street, Nashville, Tennessee.

59171/KTB
066601-078/ 3/8/93

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Frank E. Proffitt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Vice President of Dominion Bank of Middle Tennessee, the within named bargainor, a corporation, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 10th day of March, 1993.

Karen T. Byrd
NOTARY PUBLIC

My Commission Expires: 11-26-94

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $301,000.00.

AFFIANT

Subscribed and sworn to before me this 10th day of March, 1993.

Karen T. Byrd
Notary Public

My Commission Expires: 11-26-94

59171/KTB
066601-078/ 3/8/93

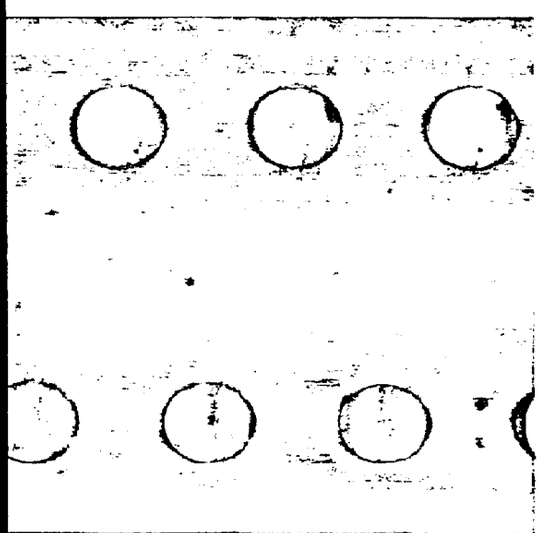
EXHIBIT A BOOK 8884 PAGE 325

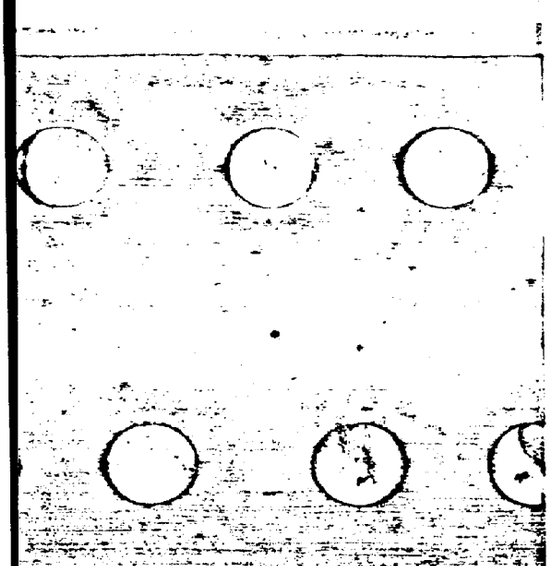
Being a parcel of land in Nashville, the First Civil District, Nineteenth Councilmanic District, Davidson County, Tennessee, being part of Lot No. 52 in the Original Town of Nashville, located on the southerly margin of Union Street, and being more particularly described according to a survey of Barge, Waggoner, Sumner & Cannon dated April 13, 1983, revised October 12, 1984, and October 15, 1984, (File No. 8245-01) as follows:

Beginning at a point in the southerly margin of Union Street, said point being N 62 deg. 30 min. 17 sec. E, 81.6 feet from the easterly margin of Fourth Avenue, North; thence with said margin of Union Street N 62 deg. 30 min. 17 sec. E 48.09 feet, being 43.15 feet from the westerly margin of Printer's Alley; thence leaving said Union Street with the westerly line to Anna Cartwright Moore, of record in Book 5816, page 120, Register's Office for Davidson County, Tennessee, S 27 deg. 17 min. 40 sec. E., 98.60 feet to the northerly line of The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County of record in Book 4667, page 186, Register's Office for Davidson County, Tennessee; thence with said northerly line S 62 deg. 19 min. 05 sec. W, 47.39 feet to a point, said point being 82.4 feet, more or less, east of the easterly margin of Fourth Avenue, North; thence leaving said northerly line with the easterly line to J. Michael Tomlin and John C. Neff, of record in Book 5838, page 406, Register's Office for Davidson County, Tennessee, N 27 deg. 42 min. 04 sec. W, 98.75 feet to the point of beginning, containing 4,711 square feet or 0.108 acres, more or less.

Being the same property conveyed to R. Price Nimmo, Trustee with full power to mortgage, sell and convey, by deed from Dominion Bank of Middle Tennessee of record in Book 8053, page 958, said Register's Office. And being the same property conveyed to Dominion Bank of Middle Tennessee by Successor Trustee's Deed from Charles S. Sanger, Successor Trustee, of record in Book 8827, page 67, said Register's Office.

1993 03/10 0101 030-ECK 1126.70





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

RECEIVED OF _____

FOR _____

BOOK 8884 PAGE 326

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

DAMT	301000.00
CON TX	1113.70
PRFEE	1.00
MREED	12.00
TOTAL	1126.70
CHECK	1126.70

~~93/10/27 01 10:59 0001 1027~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99029

IDENTIFICATION REFERENCE

MAR 10 10 59 AM '93

DAVIDSON COUNTY, TN

No.628569