Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
DeMoss Partners, L.P. Douglas O. Kitchen 939 Tyne Blvd. Nashville, TN 37220	NEW OWNER	93-6-2-80
This instrument prepared by: Boult, Cummings, Conners & Berry (CSS) 222 Third Avenue North, P.O. Box 198062, Nashville, TN 37219		

BOOK 8885 PAGE 280

SPECIAL WARRANTY DEED

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 DeMoss Partners, L.P. ("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.

2. Easement for support of party wall as set out in instrument of record in Book 1021, page 669, Register's Office for Davidson County, Tennessee

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.

IDENTIFICATION REFERENCE

MAR 11 10 01 AM '93

DAVIDSON COUNTY, TN

99363

58873/KTB
066601-078/ 3/10/93

Executed this 10th day of March, 1993.

DOMINION BANK OF MIDDLE TENNESSEE

By: _____

Title: Vice President

This is improved property, known as The DeMoss Building, 126 Second Avenue, North, Nashville, Tennessee.

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.

_____
NOTARY PUBLIC

My Commission Expires: 3-25-95

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

58873/KTB
066601-078/ 3/9/93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

Affiant

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

Notary Public

My Commission Expires: 3-25-95

EXHIBIT A

The property consists of the following described land and building in the Davidson County, Tennessee Market Street (Second Avenue) Historic District:

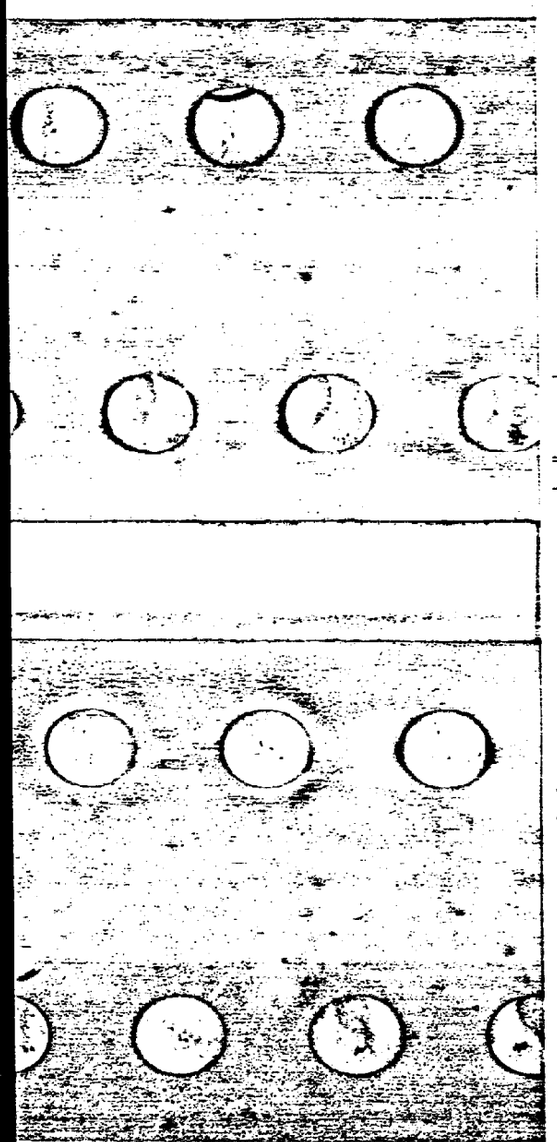
Being a 5213 square foot or 0.120 acre tract of land lying in Nashville, Davidson County, Tennessee, and being the same property conveyed to Leigh M. Bullen, Trustee, by deed of record in Book 8823, page 220, Register's Office Davidson County, Tennessee, and being more particularly described according to the survey of Anderson-Delk & Associates dated February 10, 1993, as follows:

Beginning at a point on the easterly margin of Second Avenue North, said point lying 277.35 feet north of the northerly margin of Broadway and being the most northwesterly corner of the property conveyed to Thomas C. Scott Trustee, as of record in Book 5764, Page 222, Register's Office for Davidson County, Tennessee; thence with said margin of Second Avenue North, North 26 degrees 52 minutes 12 seconds West a distance of 24.20 feet to a point, thence leaving said margin of Second Avenue North and with the southerly line of the property conveyed to Nashville Historic Developers as of record in Book 8370, page 361, Register's Office Davidson County, Tennessee; North 62 degrees 34 minutes 24 seconds East a distance of 210.06 feet to a point on the westerly margin of First Avenue North; thence with said margin of First Avenue North, South 27 degrees, 09 minutes 07 seconds East a distance of 25.42 feet to a point, thence leaving the westerly margin of First Avenue North and with the northerly line of the aforesaid Scott, Trustee property, South 62 degrees 54 minutes 19 seconds West a distance of 210.18 feet to the point of beginning, containing 5213 square feet or 0.120 acres, more or less.

Being a portion of the same property conveyed to Harvey W. McDonald by deed from Dominion Bank of Middle Tennessee of record in Book 8034, page 161, Register's Office for Davidson County, Tennessee, and being the same property conveyed from Harvey W. McDonald to Dominion Bank of Middle Tennessee by Warranty Deed in Lieu of Foreclosure recorded in Book 8823, page 220, said Register's Office.

1372 03/11 0101 03CHECK 2237-00

58873/KTB
066601-078/ 3/10/93



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

RECEIVED OF _____

FOR _____

BOOK 8885 PAGE 284

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
600000.00
CON TX 2220.00
PRFEE 1.00
WDEED 16.00
TOTAL 2237.00
CHECK 2237.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99363

IDENTIFI REFERENCE

MAR 11 10 01 AM '93

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 628908