250464

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (TAS)
2700 First American Center
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

3149 01/25 0101 03CHECK 467.73

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s):
Dominion Development Corporation 104 Kenner Ave. Suite 201 Nashville TN 37205	Same	117-7-J Parcel 10

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, LYNDA M. EMON, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto DOMINION DEVELOPMENT CORPORATION ("Grantee"), certain real property in Davidson County, Tennessee, described as follows:

BEING Unit No. 2033 of The Kingsbridge Condominiums, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123; herein referred to as the "Act") and the provisions of the Master Deed for The Kingsbridge Condominiums of record in Book 7105, page 777, as amended in Book 7457, page 15, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto of record in Book 7105, page 804, said Register's Office (collectively the "Master Deed"), to which Master Deed reference is here made for a more complete and accurate description of said unit;

TOGETHER WITH the undivided percentage interest in the Common Elements (as defined in the Master Deed) appertaining to said unit and all other rights, powers, privileges and interests appertaining to said unit pursuant to the Master Deed;

Being the same real property conveyed to Grantor by deed of record in Book 7762, page 731, said Register's Office. The foregoing description is the same as in said deed.

This is improved property known as 2033 Lombardy Avenue, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever.

GRANTOR covenants and binds herself, her heirs and representatives to warrant specially and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit A), but not further or otherwise.

This warranty deed is executed, delivered, and accepted as a deed in lieu of foreclosure of, and not as additional security for, that certain Deed of Trust of record in Book 7762, page 735, Register's Office for Davidson County, Tennessee, as the same might be amended prior to the recording of this warranty deed. It is the intention of Grantor to transfer absolute title to the above described premises to Grantee free of any equity of redemption by Grantor. It is the further intention of Grantor and Grantee that the lien created by the above described deed of trust will not merge into the fee title acquired by Grantee pursuant to this warranty deed. No such merger will occur until such time as Grantee executes a written instrument specifically effecting such merger and duly records same.

IN WITNESS WHEREOF, Grantor executed this instrument on this 16th day of December, 1993.

Lynda M Emon
LYNDA M. EMON

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, Lynda M. Emon, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of December, 1993.

Laura Lincoln
Notary Public

My Commission Expires:
3-22-97

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $122,905.52.

David M. Young
Affiant

Subscribed and sworn to before me, this 16th day of December, 1993.

Laura Lincoln
Notary Public

My Commission Expires:
3-22-97

EXHIBIT A

1. Storm Water Detention Agreement being of record in Book 6763, page 357, Register's Office for Davidson County, Tennessee.

2. Notice of Completion of record in Book 7223, page 592, Register's Office for Davidson County, Tennessee.

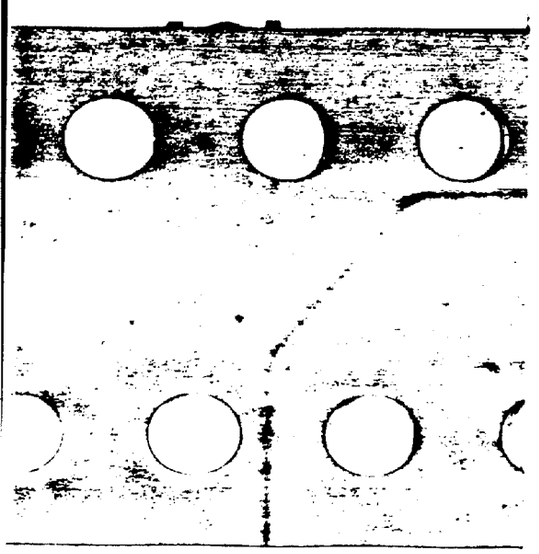
3. Restrictive covenants contained in instrument of record in Book 1109, page 353, amended in Book 1133, page 85, said Register's Office.

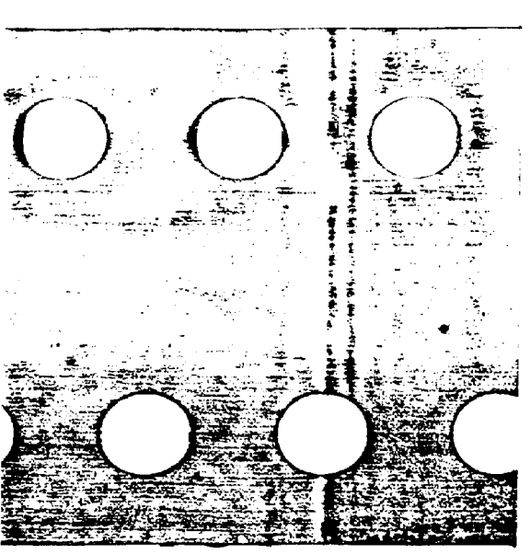
4. Perpetual easement for utility installation and maintenance reserved in instrument dated April 5, 1939, of record in Book 1108, page 76, and in Book 1109, page 353, Register's Office for Davidson County, Tennessee.

5. The Plan of record in Book 974, page 92 and in Book 7105, page 849 (being a part of Book 7105, page 777), Register's Office for Davidson County, Tennessee.

6. The provisions and requirements of the Act and all covenants, conditions, restrictions, easements, options, burdens, liens, assessments, requirements and other provisions of the Master Deed.

10785
IDENTIFICATION REFERENCE
94 JAN 25 PM 1:54
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9229 PAGE 43

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 122905.52
CON TX 454.73
PRFEE 1.00
WDEED 12.00
TOTAL 467.73
CHECK 467.73

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/25/94 01 13:55 0001 3149

10785
IDENTIF. # REFERENCE

94 JAN 25 PM 1:54
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 749098