Bk 37

BOOK 9240 PAGE 446

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Grayson Corporation 1117 Brighton Close Nashville, TN 37205	New Owner	Map: 91-14 Parcel: 133
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, First Union National Bank of Tennessee (formerly Dominion Bank of Middle Tennessee) ("Grantor") has bargained and sold, and hereby transfers and conveys to Grayson Corp. ("Grantee"), its 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, its 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. Easements and Building setback as shown on Plat recorded in Book 6200, page 404.

3. Restrictions shown on Plat recorded in Book 6200, page 404.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $189,500.00.

S. E. Underwood
Affiant

Subscribed and sworn to before me this 2nd day of February, 1994.

Kimberly J. Raymond
Notary Public
My Commission Expires: March 25, 1995

24849/CSANGER
000000-000 2/2/94

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 2 day of February, 1994.

FIRST UNION NATIONAL BANK OF TENNESSEE (formerly Dominion Bank of Middle Tennessee)

By: _____

Title: SVP

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Kimberley J. Raymond, Notary Public, J. Gregory Bowers, 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 Senior Vice President of First Union National Bank of Tennessee, a national banking association, and is authorized to execute this instrument on behalf of said association.

WITNESS my hand, at office, this 2nd day of February, 1994.

Kimberley J Raymond
Notary Public

My Commission Expires: March 25, 1995

This is improved property, known generally as 233 Oceola Avenue, Nashville, Tennessee.

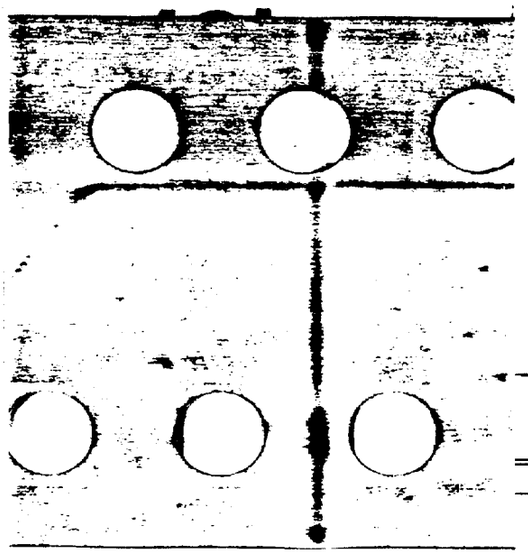
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066600-000/ 2/2/94

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 2, on the plan of Joe Maxwell, as shown on plat of record in Plat Book 6200, page 404, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Dominion Bank of Middle Tennessee N/K/A First Union National Bank of Tennessee, by Deed of record in Book 8969, page 240, re-recorded in Book 8994, page 209, Register's Office for Davidson County, Tennessee.

114592
IDENTIFICATION REFERENCE
94 FEB -3 AM 10:57
FELIX ... REGISTER
DAVIDSON COUNTY, TN.
2128 02/03 0101 03CHECK
714.15



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9240 PAGE 449

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	
	189500.00
CON TX	701.15
PRFEE	1.00
MDEED	12.00
TOTAL	714.15
CHECK	714.15

02/03/94 01 10:56 0001 2128

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



14592

IDENTIF. & REFERENCE

94 FEB -3 AM 10:57

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 753111