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 $15138.16 Affiant SUBSCRIBED AND SWORN to before me, this 21st day of December, 1992. Notary Public My Commission Expires: 7/27/93

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
BLC INVESTMENTS, INC. Nashville, TN 37205	SAME	94-01 110

SPECIAL WARRANTY DEED

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 the East 46 feet of Lot No. 44 and the West 2 feet of Lot No. 45 of the N.H. Hobson Subdivision, of record in Book 421, Page 78, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 48 feet on the North side of Dew Street, formerly Caldwell Street, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Douglas Franklin and wife, Susie Franklin and Billie Sue Manley from Wesley H. Heath and wife, Edith O. Heath, of record in Book 4945, Page 179, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George D. Mitchell and wife, Billie C. Mitchell, from Douglas Franklin and wife, Susie Franklin and Billie Sue Manley, of record in Book 8068, Page 905, 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 9450, Page 477, Register's Office for Davidson County, Tennessee.

This is improved property known as 1013 Dew St., Nashville, TN.

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 A. C Donnell - Vice Pres.
Robert Donnell, Vice-Pres.

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.

PICK-UP

Linda Faye Kemp
Notary Public

My Commission Expires: 7/24/93

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86184
IDENTIF. & REFERENCE

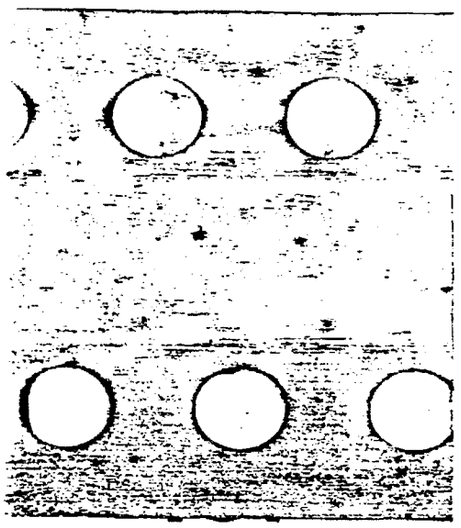
94 AUG 30 PM 1 18
REGISTER
DAVIDSON COUNTY, TN

FEE $0.50 TAX $0.00 DEC $0.00

94-37

NOTARY PUBLIC AT LARGE
LINDA FAYE KEMP
STATE OF TENNESSEE





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

RECEIVED OF _____

FOR _____

BOOK 9450 PAGE 483

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 15138.16
				CON TX 55.87
				PRFEE 1.00
				WDEED 8.00
				TOTAL 64.87
				CHECK 64.87
			08/30/94 01	13:18 0001 3352

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

86184
IDENTIF. & REFERENCE

94 AUG 30 PM 1:18
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 829742