Box 51-A

BOOK 9647 PG 278

THIS INSTRUMENT PREPARED BY:

Dudley M. West
WHITE & REASOR
3305 West End Avenue
Nashville, TN 37203
File Box 42

Address New Owner(s) as Follows:	Send Tax Bills to:	Map-Parcel No.:
Nanci C. P. Adkins and husband, Rutherford H. Adkins 219 Second Avenue North Suite 200 Nashville, TN 37201	SAME	Map 093-2-3-A Parcel 3 05W-01444

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, receipt of all of which is hereby acknowledged, Dudley M. West, Trustee ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Nanci C. P. Adkins and husband, Rutherford H. Adkins ("Grantees"), certain real property in Davidson County, Tennessee, described on Exhibit "A" attached hereto, and incorporated herein by reference.

This is improved property known as 219 Second Avenue North, Suite 200, Nashville, Tennessee 37201.

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

Grantor covenants and binds himself and his successors to warrant specially and forever defend the title to said real estate to Grantees, their heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor (other than claims arising out of the matters set forth on Exhibit "B"), but not further or otherwise.

IN WITNESS WHEREOF, Grantor executed this instrument as of the 14th day of April, 1995.

"GRANTOR"

Dudley M. West, Trustee

Dudley M. West, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 283,000.00 .

Dudley M. West, Trustee
AFFIANT

SUBSCRIBED and sworn to before me, this 14th day of April, 1995.

NOTARY PUBLIC

My commission expires: 9/6/98

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Julia Ann Sherman, a Notary Public for the State and County aforesaid, Dudley M. West, as Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of April, 1995.

Julia Ann Sherman
Notary Public

My commission expires: 4-10-95

EXHIBIT "A"

LEGAL DESCRIPTION

THOSE certain premises comprising a portion of the Project known as 219 Market Street Building, as project having been established as a Horizontal Property Regime by Declaration dated April 1, 1979, and recorded in the Register's Office for Davidson County, Tennessee at Book 5424, page 27, said premises being more particularly described as follows:

BEING Unit Space Labeled as TWO (2) the same being the second story of said Project, as shown on the Plan of record in Book 5200, page 153, Register's Office for Davidson County, Tennessee, excepting and reserving any portion of the common elements lying within said units and easements through said units appurtenant to the common elements and other units, all as set forth in said Declaration, and the undivided twenty-five percent (25%) interest in each floor appurtenant to said units in all the common elements of said project, as described in said Declaration, including the building and land, together with all fixtures, now or hereinafter installed therein or appurtenant thereto, including, but without limiting the scope of the foregoing, all plumbing, heating and air conditioning equipment, appliances, gas and electric fixtures, carpets and linoleums which are or shall be attached permanently to the premises, all of which are and shall be deemed to be fixtures and a part of the realty; all other privileges and appurtenances thereto belonging; and all the rents, issues and profits which may arise or be had therefrom.

BEING the same property conveyed to Dudley M. West, Trustee, by Deed of record in Book 7096, page 492, Register's Office for Davidson County, Tennessee.

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EXHIBIT "B"

PERMITTED EXCEPTIONS

1. 1995 Taxes, a lien, which are not yet due and payable. Tax Parcel No. 93-2-3-A-3.

2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, power of attorney, and limitations on title, created by the Tennessee "Horizontal Property Act" Tennessee Code Annotated and as set forth in the Master Deed recorded in Book 5424, page 27, as amended by Book 9596, page 941, Register's Office for Davidson County, Tennessee.

3. By-Laws of the Association of Owners of the 219 Market Street Building of record in Book 5424, page 34, Register's Office for Davidson County, Tennessee.

4. All matters shown on Plat recorded in Book 5200, page 153, Register's Office for Davidson County, Tennessee.

52242
IDENTIF. & REFERENCE

95 APR 17 PM 4:10
REGISTER
DAVIDSON COUNTY, TN.

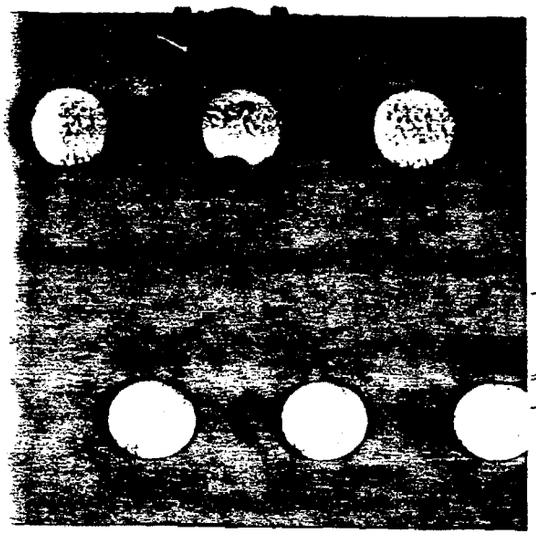
1578 04/17 0101 03CHECK 1064.10

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

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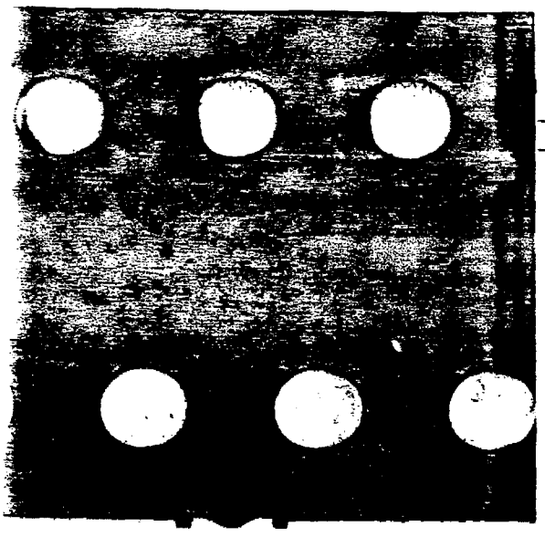
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 283000.00
CON TX 1047.10
PRFEE 1.00
WDEED 16.00
TOTAL 1064.10
CHECK 1064.10

04/17/95 01 16:18 0001 1578

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



52242
IDENTIF. & REFERENCE

95 APR 17 PM 4:18
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 901057