BOOK 9884 PG 136 41

SPECIAL WARRANTY DEED

FROM: SunTrust Bank, Nashville, N.A., Grantor

TO: The Pinnacle Group, Grantee

This instrument was prepared by:
Jeffrey R. King
Farris, Warfield & Kanaday
424 Church Street, 18th Floor
SunTrust Center
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
1321 Murfreesboro Rd Suite 120 NASHVILLE, TN. 37217		172-8B-14 172-8B-24 172-8B-52 172-8B-74 172-8B-76 172-8B-77

(new owner)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Sixty Thousand Dollars ($60,000.00).

The Pinnacle Group, By
Affiant

SUBSCRIBED AND SWORN TO before me, this the 7th day of December, 1995.

Notary Public

My Commission Expires: 11/20/96

FOR AND IN CONSIDERATION OF the sum of Sixty Thousand Dollars ($60,000.00), the receipt and sufficiency of which are hereby acknowledged, SunTrust Bank, Nashville, N.A., formerly known as Third National Bank in Nashville (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto The Pinnacle Group (the "Grantee"), its successors and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described on Exhibit A attached hereto and incorporated herein by reference.

95 DEC -8 PM 3:55
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

0130653
IDENTIF. & REFERENCE

190676.1 12/6/95

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to the Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth to which this conveyance is expressly made subject.

Witness our hands this 7th day of December, 1995.

SunTrust Bank, Nashville, N.A.

By: _____

Title: Vice President

By: Tina M. Vowell

Title: AVP

BOOK 9884 PG 138

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Denise M Laumer, a Notary Public of said County and State, personally appeared Steve Lancaster, 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 (or other officer authorized to execute the instrument) of SunTrust Bank, Nashville, N.A., the within named bargainor, a national banking association, and that he as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by himself as Vice President.

Witness my hand and seal, at Office in Nashville, this 7th day of December, 1995.

Denise M. Laumer
Notary Public

My Commission Expires: 11/20/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Denise M. Laumer, a Notary Public of said County and State, personally appeared Trina M. Vowell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Assistant Vice President (or other officer authorized to execute the instrument) of SunTrust Bank, Nashville, N.A., the within named bargainor, a national banking association, and that she as such Assistant Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by herself as Assistant Vice President.

Witness my hand and seal, at Office in Nashville, this 7th day of December, 1995.

Denise M. Laumer
Notary Public

My Commission Expires: 11/20/96

EXHIBIT A

TRACT 1

Land in Davidson County, Tennessee, being Lot Nos. 14 and 24, on the Plan of Revised Final Plat of Bridle Downs, Phase I, as shown on plat of record in Plat Book 6900, pages 701-703, 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 Third National Bank in Nashville, by Deed of record in Book 8189, page 757, said Register's Office.

TRACT 2

Land in Davidson County, Tennessee, being Lot Nos. 52, 74 and 76, and 77, on the Plan of Bridle Downs, Phase II, as shown on plat of record in Plat Book 7900, page 241, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Third National Bank in Nashville, by Deed of record in Book 8189, page 757, said Register's Office.

EXHIBIT B

1. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 7448, page 772, Book 8814, page 631, and in any allied instrument(s) referred to in said restrictions.

2. Bylaws of Bridle Downs Homeowner's Association, Inc. of record in Book 8814, page 639, Register's Office for Davidson County, Tennessee.

3. All matters shown on Plat recorded in Book 6900, pages 701-703, and as amended in Book 8169, page 240, said Register's Office (as to Tract 1).

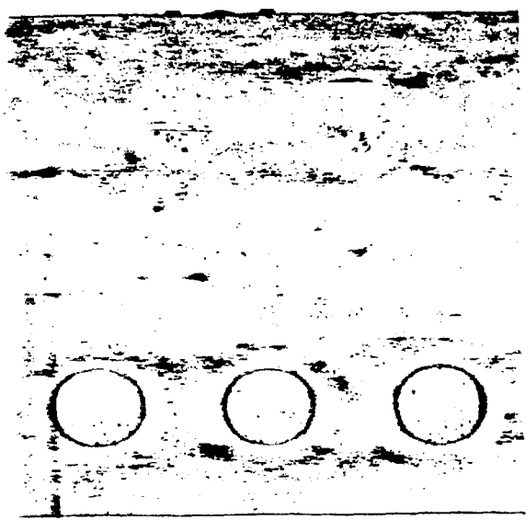
4. All matters shown on Plat recorded in Book 6900, page 545, said Register's Office.

5. Easement(s) to Sanitary Sewer, as set forth in instrument recorded in Book 7797, page 477, and Book 7977, page 485, said Register's Office.

6. Storm Water Detention Agreement of record in Book 7266, page 813, said Register's Office.

7. All matters shown on Plat recorded in Book 7900, page 241, said Register's Office (as to Tract 2).

6730 12/08 0101 03CHECK 239.00



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

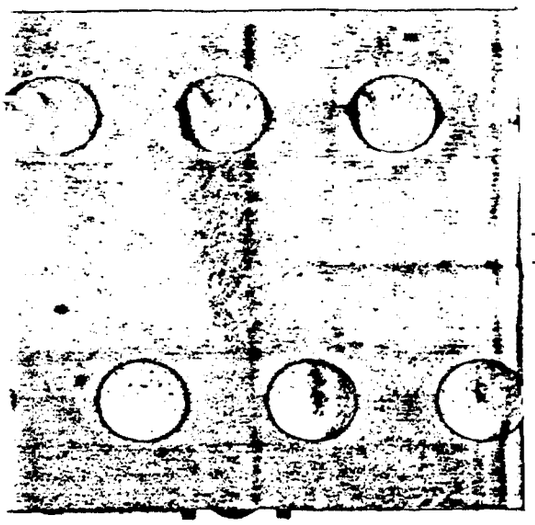
RECEIVED OF _____

FOR _____

BOOK 9884 PG 140

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 60000.00
CDN TX 222.00
PRFEE 1.00
WDEED 16.00
TOTAL 239.00
CHECK 239.00

12/08/95 01 16:00 0001 6730

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0130653
IDENTIF. & REFERENCE

95 DEC -8 PM 3:55

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 985206