This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615)361-6679

File Box 24

BOOK 10170 PG 610

ADDRESS NEW OWNER:
D & B Investments
David C. Hooven and Bart Comiskey
2525 Stone River Court
Nashville, Tennessee 37214

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 133-16
GROUP Group A
PARCEL 18 CO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, GMAC Mortgage Corp. of PA as servicing agent for State Street Bank and Trust Company hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto D and B Investment, a partnership composed of David C. Hooven and Bart Comiskey, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> A certain Condominium Unit in Davidson County, Tennessee, described as follows: Unit No C-6, in a Horizontal Property Regime of Barcelona Condominium of record in Master Deed of record in Book 6400, page 829, said Register's Office, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to State Street Bank and Trust Company Trustee, by deed from Arnold M. Weiss, Substitute Trustee dated , as of record in Book 10016, page 920, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 270 Tampa Drive, C-6, Nashville, TN 37211.

This is the same description as in previous deed of record.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act"as set out in Section 66-027-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal property Regime of Barcelona Condominium, of record in Book 6400, page 801 et seq., and as amended in Book 9397, Page 814; By-Laws of record in Book 6400, Page 844 and Charter of record in Book 6400, Pages 581 and 861, Register's Office for Davidson County, Tennessee. Declaration of Mutual Reciprocal Easements of record in Book 5868, Page 422, said Register's Office.

Taxes for 1996 have been pro-rated and assumed by Grantee(s).

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said D and B Investment, a partnership, their heirs and assigns,

forever; and GMAC Mortgage Corp. of PA as servicing agent for State Street Bank and Trust Company does covenant with the said Grantees that we are seized and possessed of said land, have a good right to convey it; and we do further covenant and bind ourselves, our heirs and representatives, that (1) The Grantor has done nothing to impair such title as Grantor received, except as hereinabove set forth, and; (2) The Grantor will only warrant and defend the title against the lawful claims of all persons claiming by or through the Grantor, but not otherwise. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has signed this Special Warranty Deed, or if a corporation or partnership, has caused this instrument to be signed in its corporate or partnership name by (A) Officer(s), duly authorized by its Board of Directors, or (B) General Partner(s).

Witness our hands this the 23rd day of August, 1996.

GMAC Mortgage Corp. of PA, servicing agent for
State Street Bank and Trust Company

Bernard J. Smith

By: BERNARD J. SMITH
As: VICE PRESIDENT

STATE OF Pennsylvania)
COUNTY OF Montgomery

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named BERNARD J. SMITH of GMAC Mortgage Corp. of PA as servicing agent for State Street Bank and Trust Company the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Special Warranty Deed for the purposes therein contained, and who further acknowledged that he/she is the of the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Horsham, PA, this the 23rd day of August, 1996.

Notarial Seal
Delphine M. Trotter, Notary Public
Horsham Twp., Montgomery County
My Commission Expires July 29, 1999
Member, Pennsylvania Association of Notaries

Delphine M. Trotter

NOTARY PUBLIC
DELPHINE M. TROTTER

My Commission Expires: JULY 29, 1999

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 18,000.00.

Diane Mullane

AFFIANT

Subscribed and sworn to before me
this 26th day of August, 1996.

Steve N. Floyd

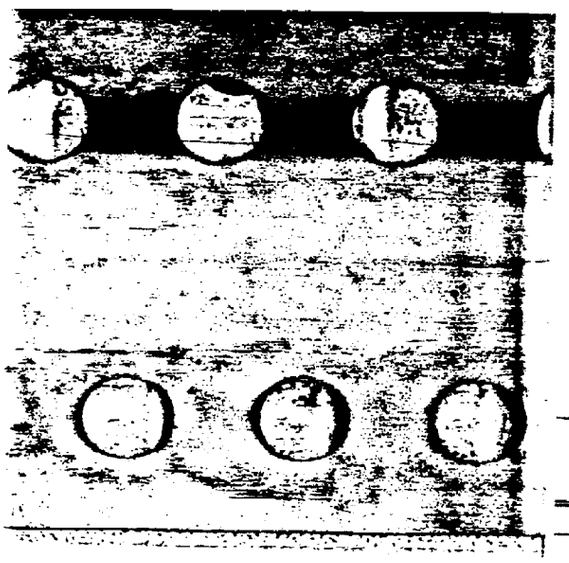
NOTARY PUBLIC
My Commission Expires: 3/22/97

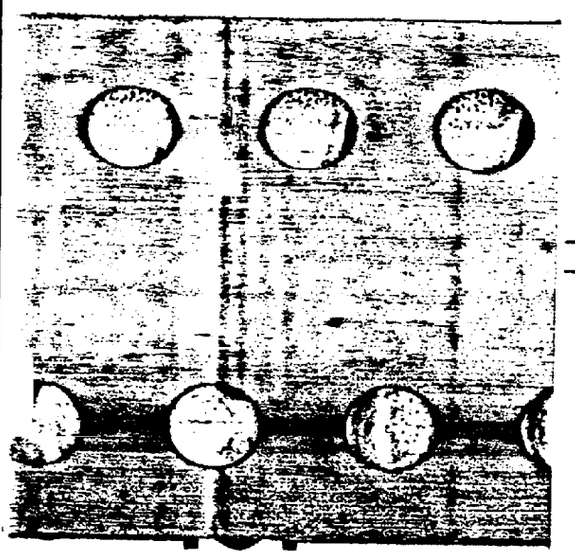
96 AUG 28 PM 2:10

DAVIDSON COUNTY, TN

1991 08/28 0101 03CHECK 75-6

0219085 NTIF. ↑ REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 10170 PG 612

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 18000.00
				CON TX 66.60
				PRFEE 1.00
				WDEED 8.00
				TOTAL 75.60
				CHECK 75.60
			08/28/96 01	14:19 0001 1891

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0219085
IDENTIF. ↑ REFERENCE

96 AUG 28 PM 2:14
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1024422