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BOOK 10337 PG 319

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Cromwell Properties,LLC	New Owner	
1836 Cromwell Drive		Map 072-10-0
Nashville, TN 37215		Parcel 320.00

This instrument prepared by: Robert J. Notestine, III, Attorney,
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Signet Bank(The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Cromwell Properties, LLC (The "Grantee"), Grantee's successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 41 on the Map of Chas. U. Coggins' First Addition to Nashville, as of record in Book 421, page 33, Register's Office for Davidson County, Tennessee, to which reference is made for a more particular description.

Being the same property conveyed to Signet Bank by Substitute Trustee's Deed from Joe M. Kirsch, Trustee of record in Deed Book 10195, page 774, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to County taxes for the year 1997 and subsequent years, easements and restrictive covenants of record.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is ~~greater~~ for this transfer is $30,000.00.

Affiant

Subscribed and sworn to before me this 27th day of January, 1997.

Notary Public

My Commission Expires 1-24-97

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

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land; has a good right to convey it.

And Grantor does further covenant and bind itself, its representatives and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns as against all persons claiming by, through, or under Grantor, but no further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 27th day of January, 1997.

Signet Bank

BY: Eric R. Cross

STATE OF [illegible] }
COUNTY OF [illegible] }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared ERIC R. CROSS with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath acknowledged ERIC CROSS to be the A.V.P. respectively of ~~Kay Windsor, Inc.~~ Signet Bank, the within named bargainor, a corporation and that he as such A.V.P. executed the foregoing instrument for the purpose therein contained by signing the name of the A.V.P. by the said ERIC CROSS as A.V.P. and attesting the same by the said ERIC R. CROSS as A.V.P.

WITNESS my hand and official seal at [illegible], this 27 day of January, 1997.

Notary Public

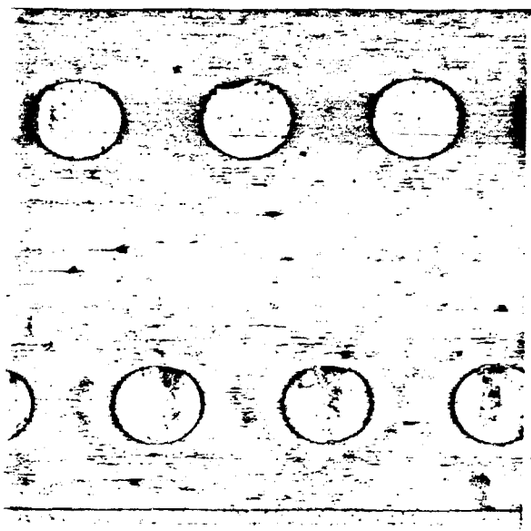
My Commission Expires: [illegible]

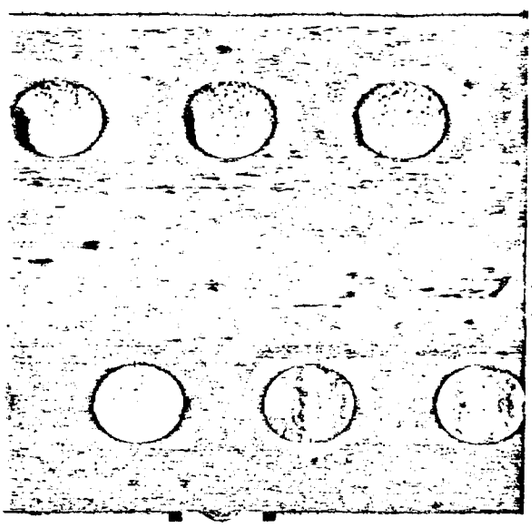
2

97 FEB -3 PM 12:25
FELIX A. NELSON, REGISTER
DAVIDSON COUNTY, TN.

026942
IDENTIFICATION REFERENCE

2495 02/03 0101 03CHECK 120.00





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	30000.00
			CON TX	111.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	120.00
			CHECK	120.00
02/03/97	01		13:26 0001	2435

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

026942
IDENTIF. & REFERENCE

97 FEB -3 PM 1:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1112956