This Instrument Prepared By:
Stokes & Bartholomew, P.A.
424 Church Street, Suite 2800
Nashville, Tennessee 37219

Map 93
Parcels 14-524 and 14-527

Address New Owner/
Send Tax Bills to:

William H. Martin and
Ralph Ed Bailey
935 Sixth Ave South
Nashville, TN. 37203

97 NOV 20 PM 3:41
ELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
03720 15

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, JACK A. OMAN, TRUSTEE FOR THE OMAN CONSTRUCTION LIQUIDATING TRUST, WITH FULL POWER, (hereinafter the "GRANTOR"), has bargained and sold, and by these presents does hereby transfer, assign and convey unto WILLIAM H. MARTIN and RALPH ED BAILEY, as tenants-in-common, and any successors duly appointed (hereinafter the "GRANTEE"), their heirs, successors and assigns, that certain tract or parcel of land in Nashville, Davidson County, Tennessee, described on Exhibit A, attached hereto and incorporated herein by reference (the "Property"). 0631 11/20 0101 03CHECK 190.90

The Property is unimproved property.

The conveyance of the Property herein, and all covenants and warranties of GRANTOR contained herein, are made expressly subject to those matters set forth on Exhibit B, attached hereto and incorporated herein by reference.

Deeds of record in Book 873, page 19; Book 2694, page 557; Book 965, page 360; and Book 10398, page 372, Register's Office for Davidson County, Tennessee purports to convey property including an unnumbered alley located north and adjacent to Tract 1 described herein. No record of the closure of said alley therefore the Grantor assumes no liability for matters arising therefrom.

TO HAVE AND TO HOLD said Property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, and GRANTEE'S successors and assigns, forever. GRANTOR covenants that he is lawfully seized and possessed of the Property in fee simple, has the right to convey the same, and that the title thereto is free from all encumbrances, except as otherwise set forth herein. GRANTOR further covenants and binds himself, his successors and assigns, to warrant and forever defend the title to said Property to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through or under

GRANTOR, but not further or otherwise, except as to the matters set forth herein, to which this conveyance and is expressly made subject.

IN WITNESS WHEREOF, the GRANTOR has caused this Special Warranty Deed to be executed as of this 20th day of November, 1997.

JACK A. OMAN, TRUSTEE FOR THE OMAN CONSTRUCTION LIQUIDATING TRUST

By: Jack A. Oman

Title: TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jack A. Oman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of The Oman Construction Liquidating Trust, the within named bargainor, being authorized so to do, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 20th day of November, 1997.

Mary Lynn Hay
Notary Public

My Commission Expires: January 24, 1998

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $47,000.00.

Ruth Ed Bailey
AFFIANT

Subscribed and sworn to before me this
20th day of November, 1997

Mary Lynn Hay
Notary Public

My Commission Expires:
January 24, 1998

K:\REALEST\OMAN\SIXTHAV\DEED

Exhibit A

Tract I

Being parts of lots Nos. 7, 8, 9 and 10 and a part of two alleys north and west as shown in A. Campbell and wife's plan of lots in South Nashville, as of record in Book 18, page 649, Register's Office for said County, described as follows: Beginning at a point on the westerly margin of Sixth Avenue South, being the Southeast corner of Lot 5 as shown on said plan, and being the northwest corner of New Oak Street and Sixth Avenue South; running thence southwardly along the north margin of New Oak Street to the right-of-way of the N.C. & St. L. Railroad; thence northwardly along the east margin of said right-of-way to the southwest corner of said Lot 5; thence along the southerly margin of said Lot 5, to the point of beginning.

Tract II

Being Lot No. 5 in the plan of Alexander Campbell and wife, said Lot No. 5 fronts 40 feet on the west side of now Sixth Avenue, South, and runs back westerly between parallel lines 200 feet to an alley.

Being the same property conveyed to Jack A. Oman, Trustee for The Oman Construction Liquidating Trust, with full power by deed from Oman Construction Company, Inc., a Tennessee corporation of record in Book 10398, page 372, Register's Office for Davidson County, Tennessee.

EXHIBIT B

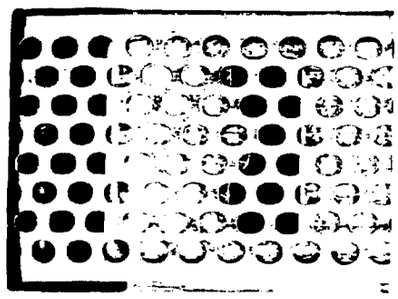
1. Real property taxes for 1997, a lien, due and payable.

2. Facts which would be disclosed by a comprehensive survey of the property.

3. Easements and other rights retained by the Metropolitan Government of Nashville and Davidson County in and to that portion of subject property embraced within the bounds of alley No. 182, now closed by Metro Council Bill No. 080-313.

4. Deeds of record in Book 873, page 19; Book 2694, page 557; Book 965, page 360; and Book 10398, page 372, Register's Office for Davidson County, Tennessee purports to convey property including an unnumbered alley located north and adjacent to Tract 1 described herein. No record of the closure of said alley therefore the Grantor assumes no liability for matters arising therefrom.

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



RECEIVED OF _____

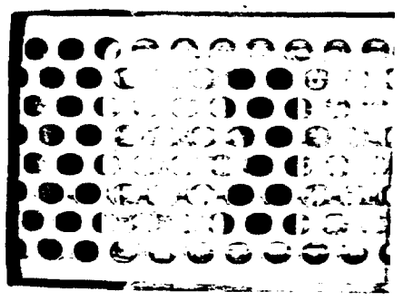
FOR _____

BOOK 10691 PG 670

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 47000.00
				CON TX 173.90
				PRFEE 1.00
				WDEED 16.00
				TOTAL 190.90
				CHECK 190.90
11/20/97	01			15:44 0001 0631

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03720 15
IDENTIFICATION REFERENCE
97 NOV 20 PM 3:42
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 1223200