SPECIAL WARRANTY DEED

FROM: James F. Donnelly and wife, Carole H. Donnelly, Grantors

TO: John B. Kohl, III and wife, Helen H. Kohl, Grantees

This instrument was prepared by:
Lea W. Stouffer, Esq.
Farris, Warfield & Kanaday, PLC
424 Church Street, Suite 1900
Nashville, Tennessee 37219

Address New Owner (s)	Name and Address of the Person or Entity Responsible for the payment of Real Property Taxes	Map-Parcel Numbers
John B. Kohl, III 6408 Harding Road Nashville, TN 37205	Same	104-10-A Parcels 1 through 8

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Eighty Five Thousand Nine Hundred Fifty Six and 64/100 Dollars ($185,956.64).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 4th day of September, 1998.

Julie A. Cason
Notary Public

My Commission Expires: 7-27-2002

NOTARY PUBLIC AT LARGE

FOR AND IN CONSIDERATION OF the sum of One Hundred Eighty Five Thousand Nine Hundred Fifty Six and 64/100 Dollars ($185,956.64), the receipt and sufficiency of which are hereby acknowledged, James F. Donnelly and wife, Carole H. Donnelly (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto John B. Kohl, III and wife, Helen H. Kohl (collectively, the "Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 3422, 3424, 3426, 3428, 3430, 3432, 3434, and 3436 33rd Avenue South, Nashville, TN 37203.

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 Property with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, their heirs, successors and assigns to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

Carole H. Donnelly joins in the execution of this Special Warranty Deed for the sole purpose of waiving any and all of her marital rights in and to the Property.

Witness my hand this 4th day of September, 1998.

James F. Donnelly by Carole H. Donnelly
CAROLE H. DONNELLY AS
ATTORNEY-IN-FACT FOR
JAMES F. DONNELLY

Carole H. Donnelly
CAROLE H. DONNELLY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Julie A. Carson, a Notary Public of said County and State, CAROLE H. DONNELLY as attorney-in-fact for JAMES F. DONNELLY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as attorney in fact for the purposes therein contained.

Witness my hand, at office, this 4th day of September, 1998.

Julie A. Carson
Notary Public

My Commission Expires: 7-27-2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Julie A. Carson, a Notary Public of said County and State, CAROLE H. DONNELLY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of September, 1998.

Julie A. Carson
Notary Public

My Commission Expires: 7-27-2002

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Units Nos. 3422, 3424, 3426, 3428, 3430, 3432, 3434, and 3436 (also referred to as Building Sites Nos. 1-8 in previous deeds, said Building Sites Nos. being tax Parcels Nos. 1-8 in actuality) on the Plan of 33rd Avenue Townhomes, of record in Book 5200, page 392, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said property. The Building Sites Nos. are a part of the real estate contained within the description hereinafter set forth which real estate contains Common Elements which are a part of the conveyance made herein:

Lots 2, 3 and 4 of Section 1 of the Resubdivision of Part of Lot 157, Section One, R. W. Grizzard Subd. of record in Book 5200, page 298, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description; and

Lot 1 of Section 1, Dr. R. W. Grizzard's Subdivision of part of the Bosley Tract, being a resub. of part of Lot No. 157 of record in Book 3500, page 97, said Register's Office, to which plan reference is made for a more complete and accurate description.

Being a portion of the same property conveyed to John B. Kohl, III and James F. Donnelly by Deed of Exchange from DAN Properties, L.P., a Tennessee limited partnership, of record in Book 9846, page 380, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Encumbrances

1. Metropolitan taxes for 1998, a lien not yet due and payable.

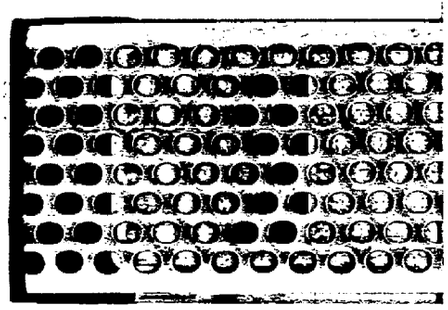
2. The Property is a part of condominium/horizontal property regime established under Tennessee Code Annotated Section 66-27-101, et seq., and is subject to the provisions and requirements thereof.

3. The Mater Deed and Bylaws, of record in Book 5851, page 288, Register's Office for said County, and all easements, rights, interests, conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained therein and relating to the 33rd Avenue Townhomes.

4. All matters shown on the Plan of record in Book 5200, page 392, Book 3200, page 298, and Book 3500, page 97, said Register's Office.

5. Rights of parties in possession under written leases.

0484741
IDENTIF. & REFERENCE
98 SEP -4 PM 2:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
7413 09/04 01:01 03CHECK 707.04



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

RECEIVED OF _____

FOR _____

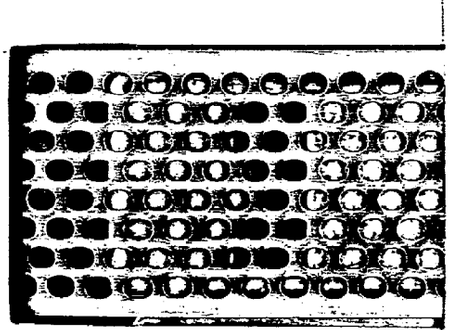
BOOK 11101 PAGE 491

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
185956.64
CON TX 688.04
PRFEE 1.00
WDEED 16.00
CFEE 2.00
TOTAL 707.04
CHECK 707.04
09/04/98 01 14:02 0001 7415

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0484741
IDENTIF. & REFERENCE

98 SEP -4 PM 2:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1342844