This instrument prepared by:
Mark E. Morrison
323 Union Street
Nashville, Tennessee 37201

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Michael Richardson, et ux. 404 Thompson Lane Nashville, TN 37211	SAME	Map 119-9 Parcel No. 119

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, CITCO PROPERTIES, INC., a Tennessee corporation, the "Grantor," has bargained and sold, and by these presents do transfer and convey unto the said MICHAEL RICHARDSON and wife, LANA RICHARDSON, the "Grantees," their successors and assigns, that certain land in Davidson County, State of Tennessee, described as follows:

Tract 1: Land in Davidson County, Tennessee, being part of Lot Nos. 24 and 25, on the Plat of McLean Subdivision, as of record in Book 421, page 130, Register's Office for Davidson County, Tennessee, described according to surveys made by Z. J. Wilkinson, Surveyors, November 15, 1956 and July 9, 1960, as follows:

Beginning at an iron pin at the northwest corner of Thompson Lane, as widened and the first alley east of Grandview Street, formerly Caldwell Avenue; thence with the northerly margin of said Lane, westwardly 40.7 feet; thence northwardly 80.6 feet to an iron pin on the westerly margin of said alley; thence with same, southwardly 90.1 feet to the beginning.

BEING the property conveyed to Citco Properties, Inc., by Deed of record in Book 5997, page 203, Register's Office for Davidson County, Tennessee.

Tract 2: Together with a permanent easement for access, use, maintenance and repair of the water line, sewer line, and water meter, as set forth in instrument of record in Book 6354, page 153, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. Rights of others in and to easement(s) set forth in instrument recorded in Book 6354, page 153, said Register's Office.

2. Current year real property taxes.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever. And Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for current property taxes and except as set forth above. And Grantor does further covenant and bind itself, its heirs and representatives to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns, against the lawful claims of all persons, whomsoever.

Whenever, used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 13th day of May, 1988.

CITCO PROPERTIES, INC.,
a Tennessee corporation

BY: W. E. Bingham, President
W. E. BINGHAM, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned a Notary Public, W. E. Bingham, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of CITCO PROPERTIES, INC., a Tennessee corporation, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 13th day of May, 1988.

NOTARY PUBLIC

My Commission Expires: 1-21-90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $75,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

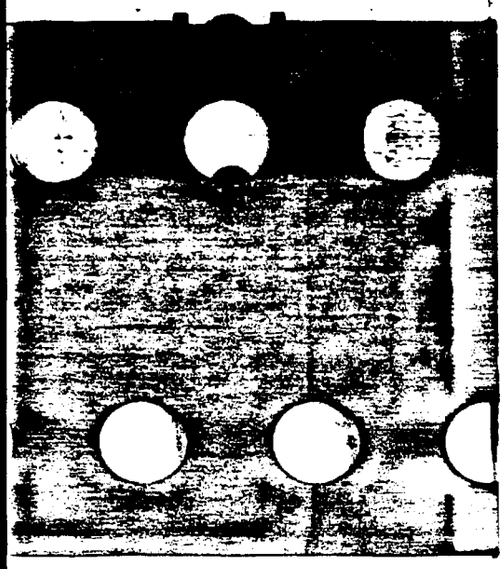
Michele Horton
Affiant

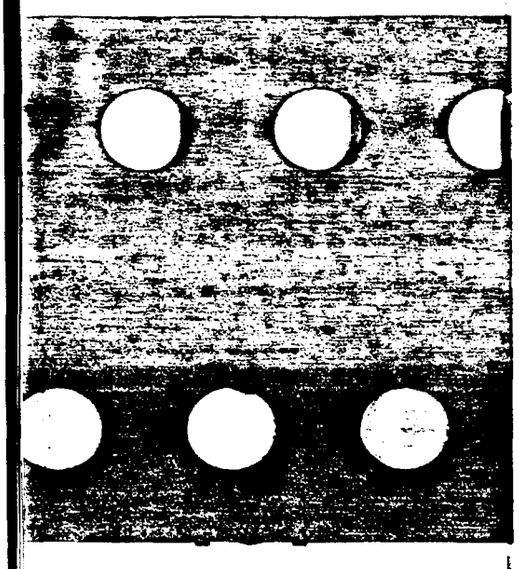
Sworn to and subscribed before me this 13th day of May, 1988.

NOTARY PUBLIC

My Commission Expires: 1-21-90

30366
IDENTIFICATION REFERENCE
May 13 12 10 PM '88
FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7543 PAGE 745

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

DAMT	75000.00
CON TY	250.00
PRFEE	0.50
MISC	6.00
TOTAL	216.50
CHECK	216.50

05/13/88 01 12113 0001 6939

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30366

IDENTIFICATION REFERENCE

MAY 13 12 10 PM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 91155