THIS INSTRUMENT PREPARED BY: BUCHANAN, EDWARDS & DETRING, Attorneys
P. O. Box 1045, Hendersonville, TN 37077
(FROM INFORMATION PROVIDED BY THE PARTIES)

BOOK 7807 PAGE 637

SPECIAL WARRANTY DEED

NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS:
C. HUGH HICKS and RHONDA R. HICKS P O Box 532 Brentwood TN	SAME	Map 147-12 Parcel 70

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, including the assumption of a vendor's lien of record in Book 5679, page 721, Register's Office for Davidson County, Tennessee, the receipt of which is hereby acknowledged, RANDY E. CHANCE, TRUSTEE, hereinafter referred to as Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said C. HUGH HICKS and RHONDA R. HICKS, husband and wife, hereinafter referred to as Grantees, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in the 5th Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the Plan of Tom C. Lamb Subdivision, of record in Book 4060, page 130, Register's Office for said County, described as follows:

BEGINNING at a point in the southerly margin of Haywood Lane, the common corner of Lots Nos. 1 and 2, said point also being 235.03 feet east of the easterly margin of an unnamed street; thence S 11°59' East 152.0 feet; thence S 73°25' West 104.59 feet; thence S 20°35'20" East 85.17 feet; thence S 26°22' East 258.33 feet; thence N 63°38' East 65 feet; thence S 26°22' East 151.00 feet; thence N 63°38' East 162.00 feet; thence N 12°51'30" West 291.77 feet; thence N 89°24' West 180.00 feet; thence N 11°59' West 250 feet; thence 50.04 feet along the southerly margin of Haywood Lane to the point of beginning.

BEING the same property conveyed to Randy E. Chance, Trustee, by deed from Ronald B. Buchanan, Trustee, of record in Book 7676, page 79, Register's Office for Davidson County, Tennessee.

This is improved property, known as: Diplomat Apartments, Haywood Lane, Nashville, TN

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, their successors, heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as of record. I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEES, their successors, heirs and assigns, against the claims of all persons claiming by, through, or under Grantor, but not otherwise.

WITNESS my hand this 31st day of March, 1989, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Randy E. Chance Trustee

RANDY E. CHANCE, Trustee

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration or value, whichever is greater, for this transfer is $769,309.71.

AFFIANT

Subscribed and sworn to before me,
this 31st day of March, 1989.

NOTARY PUBLIC

My Commission Expires: March 11, 1990

FILED
APR 4 8 48 AM '89
ELLEN Z WILSON REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

21537.

1774 04/04 0101 03CHECK 2545.19

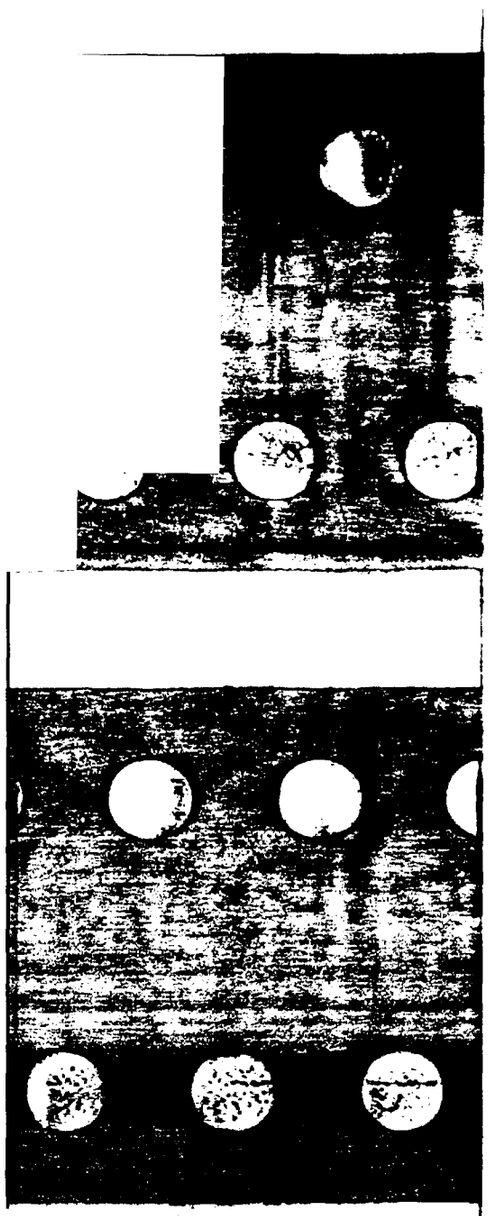
STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared RANDY E. CHANCE, TRUSTEE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Madison, Tennessee, this 31st day of March, 1989.

NOTARY PUBLIC

My Commission Expires: March 11, 1990



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7807 PAGE 639

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

CAMT
769309.71
CON TX 2538.69
PRFEE 0.50
WDEED 6.00
TOTAL 2545.19
CHECK 2545.19
04/04/89 48 0001 1774

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21537

IDENTIFICATION REFERENCE

APR 4 8 48 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 196213