PREPARED BY & RETURN TO:
WALT, DYER & JAMES,
ONE BURTON HILLS BLVD., SUITE
NASHVILLE, TN 37215

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
Suite 2800, Third National Financial Center
Nashville, Tennessee 37219

BOOK 8051 PAGE 902 FILE BOX 61

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL NO.
Richland Builders c/o Rockford Realty 2200 Abbott Martin Rd Nashville, TN 37215	Same	Map 104-14 Part of Parcel 3

CHECK 675.25

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, R.C.C. Associates, Ltd., a Delaware limited partnership, hereinafter the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Richland Builders, a Tennessee joint venture hereinafter the GRANTEE, its successors and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lots No. 76, 113 and 115, as shown on the Plan of Final Plat of Whitworth, Phase 1, of record in Plat Book 7900, page 47, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being part of the same property conveyed to RCC Associates, L.P., a Delaware limited partnership, by deed from Richland Country Club, a Tennessee not-for-profit corporation, of record in Book 7667, page 167, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Lot #76, #113, and #115 on the Plan of Whitworth.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, its representatives, successors and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR 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:

1. Taxes for 1990: a lien but not yet due and payable.
2. All matters shown on the Plan of Whitworth of record in Book 7900, page 47, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants contained in an instrument of record in Book 8026, page 305, Register's Office for Davidson County, Tennessee.

And GRANTOR does further covenant and bind itself, its assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs, 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.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand by its duly authorized agent as of this 23rd day of February, 1990.

RCC ASSOCIATES, L.P.

By: Richland Properties, Inc.
General Partner

By: _____

Its: Pres.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, R. L. Moore, a Notary Public of said county and state, James W. Caden, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the President, of Richland Properties, Inc., general partner of RCC Associates, L.P., the maker or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23 day of February, 1990.

_____
Notary Public

My Commission Expires: Nov. 21, 1992

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $202,500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

_____
Affiant

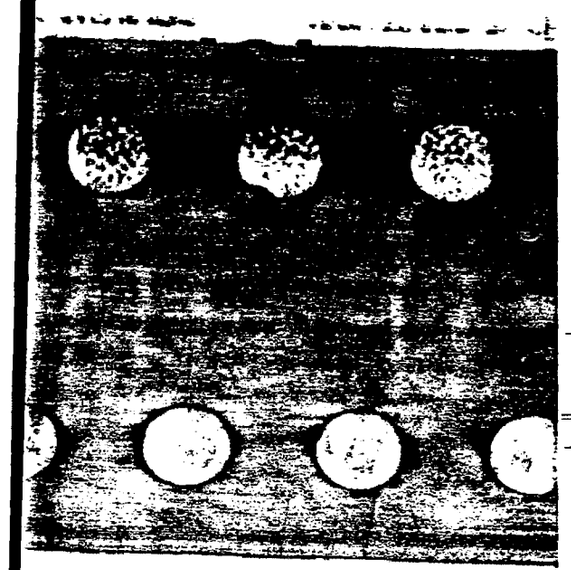
Sworn to and subscribed before me this 26 day of February, 1990.

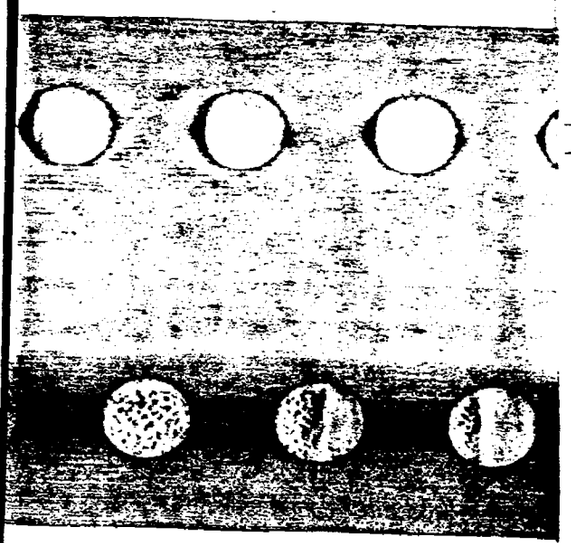
_____
Notary Public
My Commission Expires: 5-8-91

FEB 26 10 45 AM '90
DAVIDSON COUNTY TN.

IDENTIF. TREFERENCE

06214





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

RECEIVED OF _____

FOR _____

BOOK 8051 PAGE 904

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	
				202500.00
			CON TX	668.25
			PRFEE	1.00
			WDEED	6.00
			TOTAL	675.25
			CHECK	675.25
02/26/90	01		10:43 0001	5649

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06214

IDENTIF. REFERENCE

FEB 26 10 45 AM '90

DAVIDSON COUNTY TN.

No. 295616