THIS INSTRUMENT PREPARED BY:

Arthur K. Lowen
Attorney at Law
201 4th Avenue, North
Suite 1100
Nashville, TN 37219

(Prepared solely by reliance upon information provided by the parties)

APR 27 3 11 PM '90

IDENTIF. REFERENCE

22329

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Nos.
	New Owner	
Richards Enterprises, Inc.	_____	71-2-192
P.O. Box 100364	_____	
Nashville, TN 37224	_____	

537E 04/27 0101 03CHECK 82.90

FOR AND IN CONSIDERATION of the sum of Twenty-three Thousand ($23,000.00) Dollars James S. Sweeney, Sr. and wife Rita E. Sweeney (hereinafter referred to as "GRANTOR"), has bargained and sold, and does hereby transfer and convey unto Richards Enterprises, Inc. (A Tennessee Corporation), (hereinafter referred to as "GRANTEE"), certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 45B, Zone Lot Division of Lots Nos. 27, 28, 31, 33, 39, 40, 42, 43, 44, 45 and 47, John J. Rucker Subdivision, as of record in Book 6250, Page 651, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to restrictive covenants of record in Book 6250, Page 651, said Register's Office, and to the matters as set forth in the above-referenced Plan of record. This conveyance is further subject to real estate taxes for 1990.

Being the same property conveyed to the Grantor by Deed from Jack F. Kemp, Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 8088, Page 221, said Register's Office.

This is improved property known as 437 Roger William Ave., Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, the appurtenances, estate, title and interest thereto belonging to the said GRANTEE and the said GRANTEE'S successors, heirs and assigns forever.

GRANTOR further covenants and binds itself, its successors and representatives to warrant and forever defend the title to the property to said GRANTEE, and the GRANTEE'S successors, heirs, and assigns, against the lawful claims of all persons claiming by, through, or under GRANTOR, but not otherwise.

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

IN WITNESS WHEREOF, GRANTOR has executed this instrument on the 27 day of April, 1990.

James S. Sweeney Sr.
JAMES S. SWEENEY, SR.

Rita E. Sweeney by James S. Sweeney Sr.
RITA E. SWEENEY, Attorney-in-fact
BY: JAMES S. SWEENEY, SR.,
ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, E. Sue Lyell, a Notary Public, James S. Sweeney, Sr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of April, 1990.

E. Sue Lyell
Notary Public

E. SUE LYELL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 9/26/92.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, E. Sue Lyell, a Notary Public, James S. Sweeney, Sr., 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 attorney-in-fact of Rita E. Sweeney, the maker or a constituent of the maker and authorized by the maker or its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 27th day of April, 1990.

E. Sue Lyell
Notary Public

E. SUE LYELL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 9/26/92.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $23,000.00

Affiant

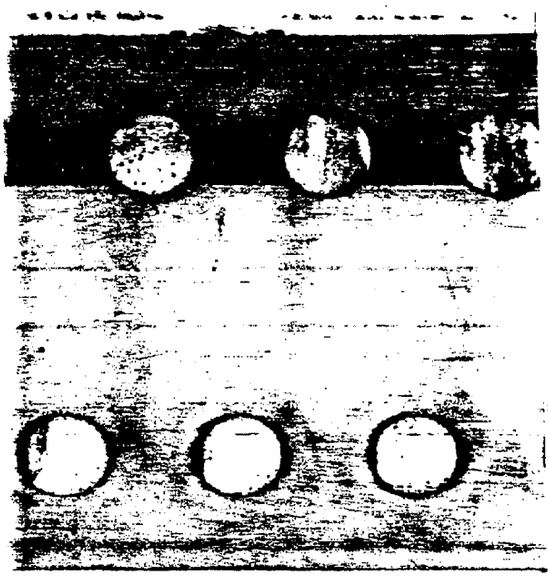
Subscribed and sworn to before me this, the 27th day of April, 1990

E. Sue Lyell
Notary Public

E. SUE LYELL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 9/26/92.

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



RECEIVED OF _____

FOR _____

BOOK 8097 PAGE 716

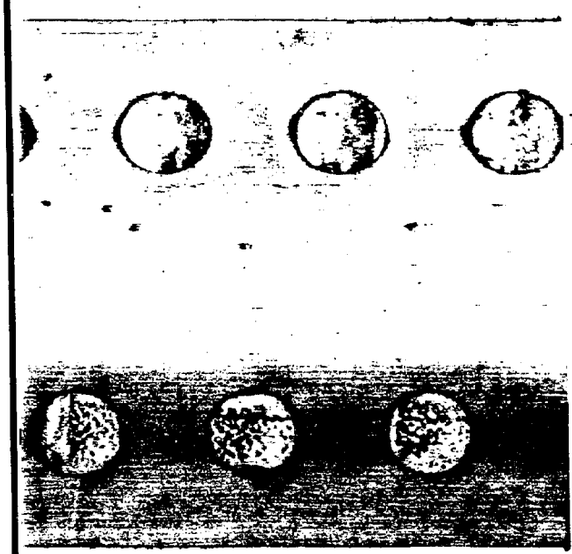
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 23000.00
CON TX 75.90
PRFEE 1.00
WDEED 6.00
TOTAL 82.90
CHECK 82.90

04/27/90 01 15:11 0001 5375

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



22329

IDENTIF. REFERENCE

APR 27 3 11 PM '90

DAVIDSON COUNTY TN.

No. 314433