ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Randall Hugh Rickard 1 Mimosa Court Antioch, TN 37013	New Owners	Map 162-16A Parcels 083.00
This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, NationsBanc Mortgage Corporation, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Randall Hugh Rickard, (The "Grantees"), Grantees's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee described as follows, to wit: A certain condominium apartment in Davidson County, Tennessee being Unit No. 1, Building 17, on the Plan of Addition to Section One, Phase One, Mill Creek Club Condominium Townhouses, of record in Book 5050, Page 103, Register's Office for said County to which plan reference is hereby made for a more complete and accurate legal description.

There is conveyed with the above described individual condominium unit an undivided interest in and to the general and/or restricted common areas and facilities of Addition to Section One, Phase One, Mill Creek Club Condominium Townhouses, as said areas are set forth and defined in Master Deed of record in Book 4887, page 961, and amended in Book 5000, Page 607 and further amended in Book 5101, Page 809, all in the Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

Being the same property conveyed to NationsBanc Mortgage Corporation by Substitute Trustee's Deed from McClellan Smith, Jr. and wife, Charlene Smith of record in Book 9311, page 855, and re-recorded in Book 9322, page 65, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1994 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 1 Mimosa Court, Antioch, Tennessee 37013.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $23,138.00.

Randy Rickard
Affiant

Subscribed and sworn to before me this 29th day of June, 1994.

Notary Public

My Commission Expires Jan 24, 1995

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees's successors and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land; has a good right to convey it.

And Grantor does further covenant and bind itself, its representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns as against all persons claiming by, through, or under Grantor, but no further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 27th day of June, 1994.

NationsBanc Mortgage Corporation
BY: _____
Robert Thornton, Vice President

BY: _____
Bobbi Stewart, Asst Vice President

STATE OF KENTUCKY}
COUNTY OF JEFFERSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared Robert Thornton & Bobbi Stewart with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath acknowledged themselves to be the Vice President & Asst Vice President respectively of NationsBanc Mortgage Corporation, the within named bargainor, a corporation and that they as such V.P. & Asst V.P. executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Robert Thornton as Vice President and attesting the same by the said Bobbi Stewart as Asst Vice President.

WITNESS my hand and official seal at Jefferson Co, Kentucky, this 27th day of June, 1994.

_____
Notary Public

My Commission Expires: _____
Notary Public, State at Large, KY.
My commission expires May 12, 1996

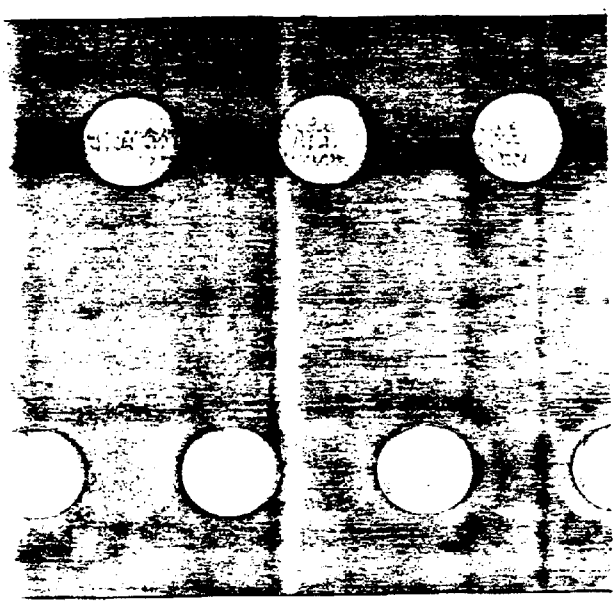
94 JUL -5 AM 9:18
FELIX E. DAVIS REGISTER
JEFFERSON COUNTY, KY.

67440

IDENTITY REFERENCE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

3034 07/05 0101 03CHECK 94.47



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

RECEIVED OF _____

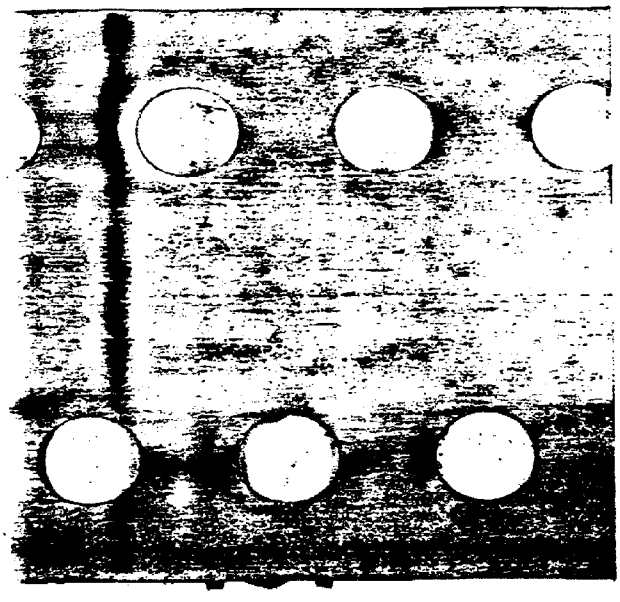
FOR _____

BOOK 9396 PAGE 831

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	23138.00
			CON TX	85.47
			PRFEE	1.00
			WDEED	8.00
			TOTAL	94.47
			CHECK	94.47

07/05/94 01 09:48 0001 3034



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67440
IDENTIF. REFERENCE

94 JUL -5 AM 9:48

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 809689