BOOK 9665 PG 681

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 55,000.00

Craig R. Richards
Affiant

Sworn to and subscribed before me this 5 day of May, 1995.

NOTARY PUBLIC

My Commission Expires: 9-26-98

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Craig R. Richards	First Union Mortgage Co	Map 92-2
2512 Alameda Street	150 Fayetteville Street Mall	Par. 393
Nashville, TN 37208	Raleigh, NC 27601-2919	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, The Resource Foundation, Inc., hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto Craig R. Richards, unmarried, hereinafter called Grantee, his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 69 of Block No. 2, Heffernan Plan, which is of record in Book 161, page 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 69 fronts 50 feet on the north side of Alameda Street and extends back northwardly, between parallel lines one hundred and forty (140) feet to an alley fifteen feet wide.

Being the same property conveyed to The Resource Foundation, by deed from Mary E. McKelvey, an unmarried person, of record in Book 9538, page 481, Register's Office for Davidson County, Tennessee.

It is understood and agreed that The Resource Foundation and The Resource Foundation, Inc. are one and the same entities.

This is improved property known as 2512 Alameda Street, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and

forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 5 day of May, 1995.

THE RESOURCE FOUNDATION, INC.

By: E D Latimer - Exec Dir
E. D. Latimer, Executive Director

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, E. D. Latimer, the Executive Director of The Resource Foundation, Inc., the bargainor, to me personally known (or proved to me on the basis of satisfactory evidence), and who acknowledged that he was duly authorized to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 5 day of May, 1995.

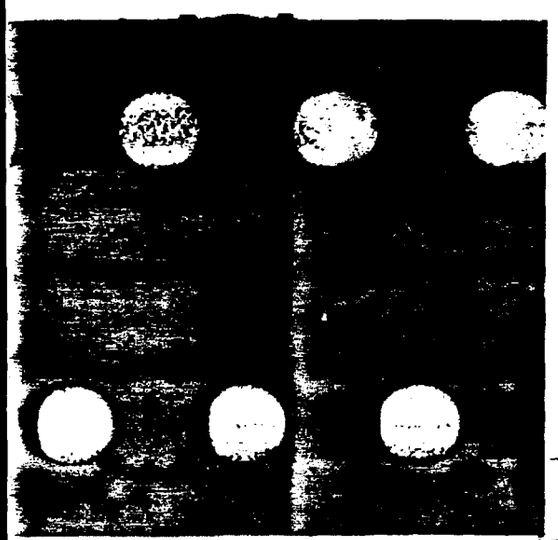
Robert J Adams
NOTARY PUBLIC

My Commission Expires: 9-26-98

58309
IDENTIF. & REFERENCE
PICK-UP

95 MAY -8 AM 8:13
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

95 MAY 08 7:01 DEED 12.50



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

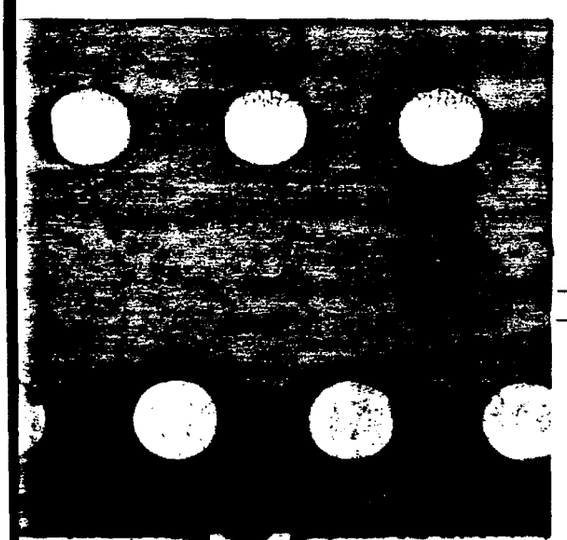
RECEIVED OF _____

FOR _____

BOOK 9665 PG 683

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



DAMT	55000.00
CON TX	203.50
PRFEE	1.00
WDEED	8.00
TOTAL	212.50
CHECK	212.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/08/95 01 08:13 0001 8284

58309
IDENTIF. ← REFERENCE

95 MAY -8 AM 8:13

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 907691