BOOK 9949 PG 9

PREPARED BY:
CLARKSVILLE INVESTORS TRUST

WHEN RECORDED MAIL THIS DOC AND ALL TAX BILLS TO: (New Owner)
CLARKSVILLE INVESTORS TRUST
SAFCO USA CORP., Trustee / SDRAHCIR
219 Broadway, Suite 400
Laguna Beach, California 92651

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 2,110.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February 19 96
Deputy Register

SPACE ABOVE THIS LINE FOR RECORDER USE

WARRANTY DEED

Actual Consideration or Value (Greater of) for this transfer is $2,110.00.

Affiant Signature

This WARRANTY DEED, Made this 22nd day of September, 1995 by first party,
JEFF RICHFIELD
whose legal address is: 6445 Old Clarksville Pike, Joelton, Tennessee, Grantor, and
to second party, CLARKSVILLE INVESTORS TRUST, Trustee SAFCO USA CORPORATION, whose legal address is 219 Broadway, Suite 400, Laguna Beach, California 92651, Grantee:

WITNESSETH, That the said first party, for good consideration and for the sum of Two Thousand, One Hundred and Ten Dollars ($2,110.00) or more paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and transfer unto the said second party forever with covenants, all the right, title, interest and claim which the said first party has in and to the following described parcel of land and improvements and appurtenances thereto in the County of Davidson, State of Tennessee, to wit:

ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF BY THIS REFERENCE.

Parcel Number: Map 21 Parcel P/O279, P/O 236, 14D06873

AND first party hereby covenants with said second party that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title of said land; and will defend the same against the adverse claims of all persons whomsoever, and that said land (property) is free of all encumbrances other than the present outstanding Mortgages.

Jeff Richfield

95 FEB 15 AM 11:52
FELIX Z. HRDLICKA, REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0150719

STATE OF Tennessee) SS
COUNTY OF Davidson)

On 2/14/96 before me, Robert D. Anderson, Jr.
personally appeared Jeff Richfield

personally know to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledges to me that he/she/they executed the same in his/her/their signature(s) on the instrument the person(s) of their identity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Robert D. Anderson, Jr.

NOTARY PUBLIC

My Commission Expires: 01-20-1999

(THIS AREA FOR OFFICIAL NOTARIAL SEAL)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

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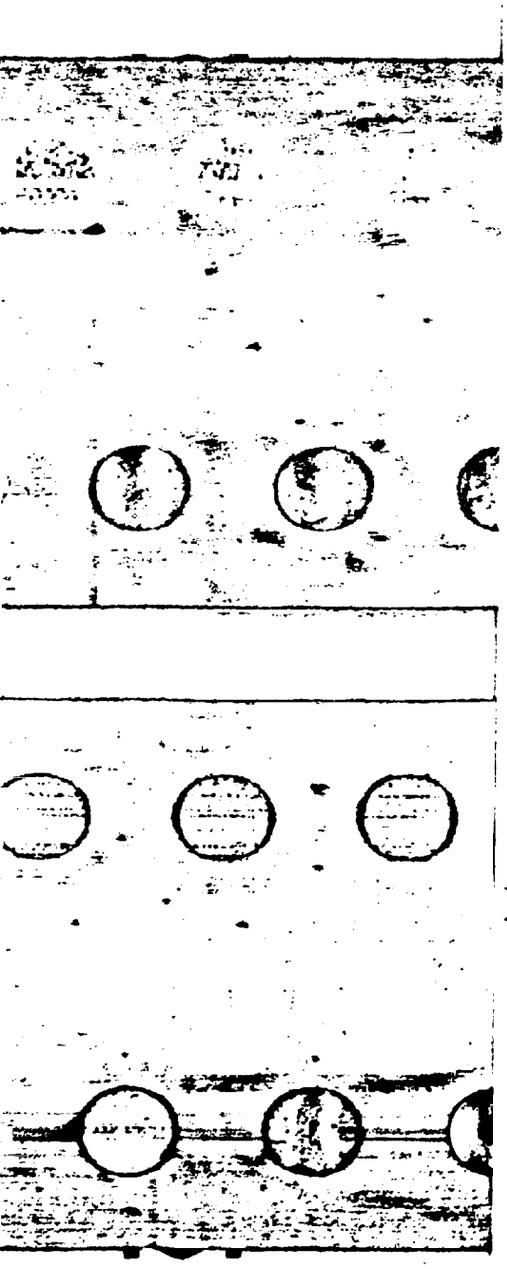
EXHIBIT "A"

BEING a tract of land in the Second Civil District, Nashville, Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an existing iron pin on the south margin of Old Clarksville Highway at the northwest corner of S. T. & Emma Ford of record in Book 1810, Page 57, Register's Office, Davidson County, Tennessee; said pin also being the northeast corner of the herein described tract; thence leaving Old Clarksville Highway and with Ford S 30 deg. 32 min. 35 sec. W, 98.94 feet to an iron pin set; thence S 56 deg. 53 min. 15 sec. E, 169.88 feet to an iron pin set; thence with Steve Schmidt, et ux of record in Book 6811, Page 298, said Register's Office, S 39 deg. 30 min. 49 sec. W, 102.00 feet to an iron pin set; thence S 19 deg. 17 min. 22 sec. E, 304.80 feet to an iron pin set; thence N 57 deg. 07 min. 00 sec. E, 198.74 feet to an existing iron pin; thence S 32 deg. 01 min. 17 sec. E, 114.50 feet to an existing iron pin; thence S 85 deg. 40 min. 48 sec. E, 127.70 feet to a point in the center of a creek, passing at 112.70 feet an existing iron pin; thence with Randall Schmidt of record in Book 5818, Page 254, said Register's Office, S 1 deg. 24 min. 36 sec. E, 326.63 feet to an iron pin set; thence S 6 deg. 7 min. 39 sec. W, 90.06 feet to an iron pin set; thence S 22 deg. 21 min. 59 sec. E, 249.91 feet to an iron pin set; thence S 51 deg. 46 min. 34 sec. W, 84.05 feet to an iron pin set; thence S 11 deg. 25 min. 10 sec. E, 193.48 feet to an iron pin set; thence, with C. G. Wilson, et ux of record in Book 5166, page 378, said Register's Office, S 87 deg. 10 min. 11 sec. W, 506.66 feet to an iron pin set; thence, N 8 deg. 5 min. 47 sec. W, 850.00 feet to an iron pin set; thence N 1 deg. 1 min. 24 sec. E, 415.00 feet to an iron pin set; thence N 16 deg. 18 min. 50 sec. W, 308.08 feet to an iron pin set on the south margin of Old Clarksville Highway; thence with said south margin S 58 deg. 41 min. 11 sec. E, 183.00 feet to the point of beginning.

Together with a 25 foot easement for ingress and egress and waterline easement of record in Book 5166, Page 378, and in Book 9284, Page 631, said Register's Office.

This is the same description as in previous deed of record in Book 9284, Page 629, and part of the same description as in previous Deed of Record in Book 5140, Page 122, Register's Office, Davidson County, Tennessee that was deeded from Gary W. Wilson and Karen W. Wilson to Jeff Richfield by Deed of Record in Book 9339, Page 989, Identifier Reference 48419.



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

RECEIVED OF _____

FOR _____

BOOK 9949 PG 11

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 2110.00
CON TX 7.77
PRFEE 1.00
WDEED 8.00
TOTAL 16.77
CHECK 16.77

02/15/96 01 11:52 0001 8345

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0150719
IDENTIF. # REFERENCE

96 FEB 15 AM 11:52
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1006536