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

BOOK 9949 PG 12

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 1,880.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 15th DAY OF February 1996
Deputy Register

SPACE ABOVE THIS LINE FOR RECORDER USE

WARRANTY DEED

Actual Consideration or Value (Greater of) for this transfer is $1,880.00.

Affiant Signature

This WARRANTY DEED, Made this 22nd day of September, 1995 by first party,

DIVINE OPPORTUNITIES, INC.

9346 02/15 0101 03CHECK 16.03

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 One Thousand, Eight Hundred and Eighty Eight Dollars ($1,880.00) 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 map 21, Parcel 389. Commonly known as property conveyed to DIVINE OPPORTUNITIES, INC. by Deed of Record in Book 9585, Page 823 in Registers Office for Davidson County.

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.

STATE OF Tennessee) SS
COUNTY OF Davidson)

On 02-14-96 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.

DIVINE OPPORTUNITIES, INC.

Jeff Richfield, President

96 FEB 15 AM 11:52
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0150720

NOTARY PUBLIC DAVIDSON CO.

My Commission Expires: 01-20-1999

(THIS AREA FOR OFFICIAL NOTARIAL SEAL)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

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BOOK 9949PG 13

EXHIBIT "A"

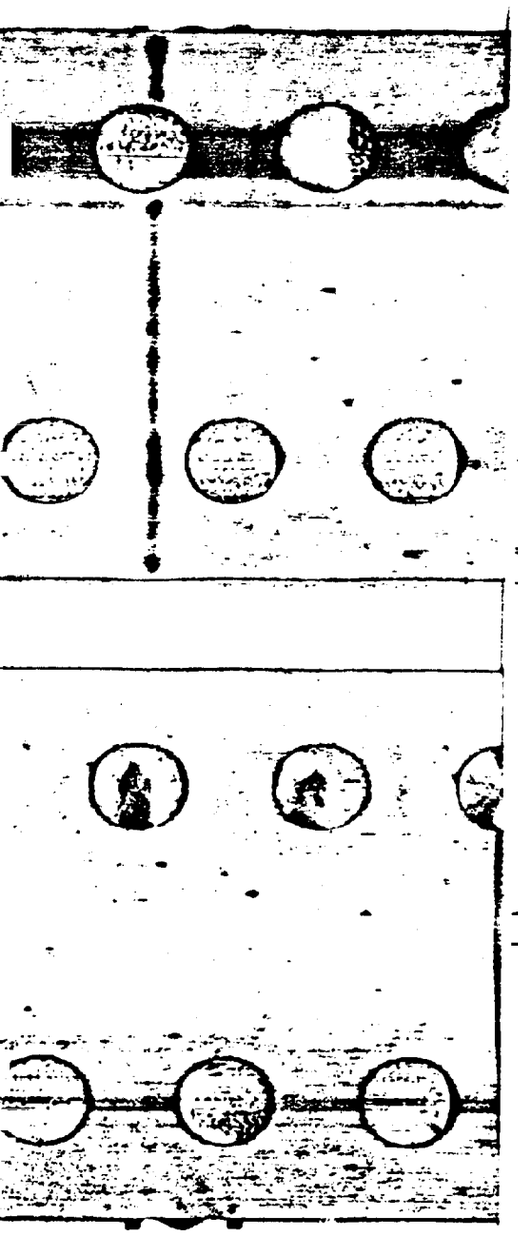
A tract of land in the Second Civil District, Nashville, Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin set on the south margin of Old Clarksville Highway at the northeast corner of Dora L. Folts of record in Book 8300, Page 385, Register's Office, Davidson County, Tennessee; thence (1) with said south margin S 58 degrees 41' 11" E. 139.80 feet to an iron pin set; thence (2) leaving the south margin of Old Clarksville Highway and with the westerly boundary of Jeff and Jodi Richfield of record in Book 9459, Page 39, Register's Office, Davidson County, Tennessee, S 16 degrees 18' 50" E, 308.08 feet to an iron pin set; thence (3) S 01 degrees 01' 24" W 415.00 feet to an iron pin set; thence (4) S 08 degrees 05' 47" E, 219.85 feet to an iron pin set, the true point of beginning of the herein described tract; thence (5) S 08 degrees 05' 47" E 630.15 feet to an iron pin set; thence (6) N 67 degrees 10' 11" E, 508.66 feet to an iron pin set on the west boundary of Randall S. Schmidt of record in Book 5818, Page 254. Register's Office, Davidson County, Tennessee; thence (7) with Randall S. Schmidt S 11 degrees 25' 10" E, 125.87 feet to an existing axle; thence (8) with the westerly boundary of Vernon Mooneyhan, et ux, of record in Book 7246, Page 225, Register's Office, Davidson County, Tennessee, S 02 degrees 40' 28" W, 497.19 feet to a point in a creek, passing at 397.19 feet an iron pin set (beginning of a witness line); thence (9) with said creek and Clarence B. Lee, et ux, of record in Book 2747, Pages 89, Register's Office, Davidson County, Tennessee, and also Charles E. Culwell, et ux, of record in Book 2734, Page 285, Register's Office, Davidson County, Tennessee, S 47 degrees 00' 5" W, 378.00 feet to a point; thence (10) with said Culwell and W. H. Marshall, et ux, of record in Book 3253, Page 77, Register's Office, Davidson County, Tennessee, S 58 degrees 40' 54" W, 218.00 feet to a point; thence (11) with said Marshall S 60 degrees 30' 54" W, 294.00 feet to a point; thence (12) leaving said creek and with the easterly boundary of J. E. Fentress, et ux, of record in Book 1807, Page 423, Register's Office, Davidson County, Tennessee, N 05 degrees 35' 33" W, 1141.50 feet to an iron pin set; passing at 50.0 feet an iron pin set (end of previously mentioned witness line); thence (13) N 05 degrees 26' 34" W, 574.08 feet to an iron pin set; (14) with a new line N 84 degrees 33' 26" E, 309.60 feet to the POINT OF BEGINNING, containing 919.238 square feet of 21.11 acres, more or less, and being Tract 2 according boundary survey by Gregory E. Daniels, Daniels & Associates, Inc., Registered Land Surveyor #1489, dated January 23, 1995.

WITNESS LINE: Beginning at the iron pin set (beginning of witness line) as referred to in the above call number 8; thence S 35 degrees 21' 18" W, 117.90 feet to an iron pin set; thence S 47 degrees 13' 09" W, 215.55 feet to an iron pin set; thence S 56 degrees 32' 24" W, 207.77 feet to an iron pin set; thence S 60 degrees 12' 49" W, 276.35 feet to an iron pin set; thence S 51 degrees 23' 40" W, 115.17 feet to an iron pin set as referred to in the above call number 12 (end of witness line).

BEING a portion of the same property conveyed to C. G. Wilson and wife, Betty Wilson, a one-half interest, and Gary Wilson and wife, Karen Wilson, the remaining one-half interest, by deed appearing of record in Book 5105, Page 923, Register's Office, Davidson County, Tennessee, and being a portion of the same property conveyed to C. G. Wilson and wife Betty Wilson, by quitclaim deed from Gary W. Wilson and wife Karen W. Wilson of record in Book 5166, Page 378, said Register's Office.

This is properly which has a common address of 6451 Old Clarksville Highway, Joelton, TN 37080.



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

RECEIVED OF _____

FOR _____

BOOK 9949 PG 14

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
			MAMT 1880.00	
			ERR CO	
			MAMT 1880.00-	
			CAMT 1880.00	
			CON TX 7.03	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 16.03	
			CHECK 16.03	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0150720
IDENTIF. & REFERENCE

96 FEB 15 AM 11:52

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1006537