Box 62

This instrument prepared by:
SHERRARD & ROE, PLC
424 Church Street, Suite 2000
Nashville, Tennessee 37219-3304

BOOK 10575 PG 904

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Richard Horton & Sheryl Horton 300 12th Avenue South Nashville, Tennessee 37203	Same	Map 093-09 Parcel 303

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, SPECIALIZED ASSAYS, INC., a Tennessee corporation (the "Grantor"), does hereby, transfer and convey to RICHARD E. HORTON and SHERYL HORTON (the "Grantees"), certain real estate being a certain tract or parcel of land in the County of Davidson, State of Tennessee (the "Property"), and more particularly described as follows:

See Exhibit A attached.

TO HAVE AND TO HOLD said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, and the Grantees' successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the real estate in fee simple, has a good right to convey it and that the same is unencumbered, except for the following Permitted Exceptions:

1. All matters shown on the plan of record in Minute Book C pages 136 and 137 and in Plan Book 1, page 15, Chancery Court, Nashville, Tennessee.

2. Easement for sewer as shown on Metro Engineer's Map, not of record.

Excepting only the Permitted Exceptions, Grantor further covenants and binds itself, its heirs, successors and representatives, to warrant and forever defend the title to the Property to the Grantees and to the Grantees' successors and assigns against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

IN TESTIMONY WHEREOF, GRANTOR has caused this deed to be executed this the 19 day of August, 1997.

SPECIALIZED ASSAYS, INC.

By: _____
James E. Stevens, Jr.
Vice Chairman and
Chief Financial Officer

0339530
IDENTIF. ↑ REFERENCE

97 AUG 20 PM 2:43
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

138978.03 0349-0001

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Rita McQuerry, a Notary Public in and for the County and State aforesaid, personally appeared James E. Stevens, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice Chairman and Chief Financial Officer of Specialized Assays, Inc., the within named bargainor, a corporation, and that he as such Vice Chairman and Chief Financial Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice Chairman and Chief Financial Officer.

Witness my hand and seal at office in Nashville, Tennessee, this 19 day of August, 1997.

Rita McQuerry
NOTARY PUBLIC

My Commission Expires:
11-25-2000

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer of property is $600,000.00 and no other monetary consideration.

AFFIANT

Sworn to and subscribed before me this 19 day of August, 1997.

Rita McQuerry
NOTARY PUBLIC

My Commission Expires:
11-25-2000

EXHIBIT "A"

PROPERTY DESCRIPTION

TRACT I:

Land in Davidson County, Tennessee, being Lots 300, 301, and 302, on the Plan of McNairy's West Nashville Lots, as of record in Minute Book "C", pages 136 and 137, and Plan Book 1, page 15, Chancery Court at Nashville.

Said Lots Nos. 300, 301 and 302 front 50 feet each on the southerly side of Laurel Street and run back between parallel lines 175 feet to an alley, said Lot No. 302 running back with the easterly margin of 12th Avenue South.

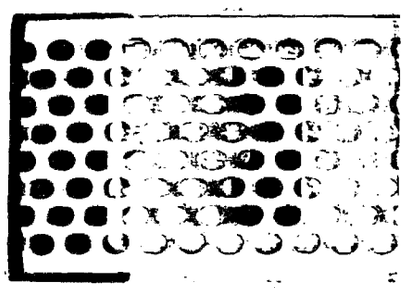
TRACT II:

Land in Davidson County, Tennessee, being Lot No. 333 on the Plan of McNairy's West Nashville Lots, as of record in Minute Book "C", pages 136 and 137, Chancery Court at Nashville.

Said Lot fronts 50 feet on the easterly side of 12th Avenue South and runs back between parallel lines with the southerly margin of an alley, 150 feet to the westerly line of Lot No. 329.

Being the same property conveyed to Specialized Assays, Inc., a Tennessee corporation, by deed from Metropolitan Federal Savings and Loan Association, of record in Book 8200, page 447, Register's Office for Davidson County, Tennessee.

8976 08/20 0101 03CHECK 2232.00



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

RECEIVED OF _____

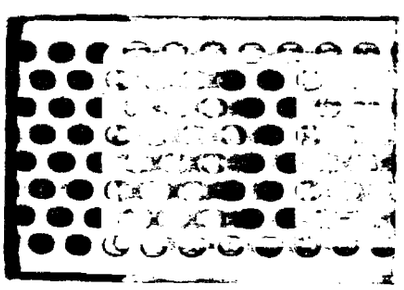
FOR _____ BOOK 10575 PG 907

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

CAPT
[illegible]0.00
CON TX 2230.00
PRFEE 1.00
WDEED 12.00
TOTAL 2233.00
CHECK 2233.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 08/20/97 01 [illegible] 0001 8976



0339530
IDENTIF. # REFERENCE

97 AUG 20 PM 2:44

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1102317