Name and Address of Owner(s):
Diana L. Rutenschroer
312 Autumn Chase
Nashville, TN 37214

Send Tax Bills to:
Sears Mortgage Corporation
2500 Lake Cook Road
P. O. Box 990
Riverwoods, IL 60015

Prepared By:
Blankenship and Blankenship
815 South Church Street
Murfreesboro, TN 37130

Map and Parcel Nos.:
84-04-A312

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, H M PROPERTIES, INC., a Tennessee corporation, hereinafter called the Grantor, its successors and assigns, has this day bargained and sold, and by these presents does transfer and convey unto DIANA L. RUTENSCHROER, a single person, hereinafter called the Grantee, her heirs and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Unit No. 312 of AUTUMN CHASE CONDOMINIUMS, a Horizontal Property Regime, located on McGavock Pike, Nashville, Davidson County, Tennessee, as shown on the plat of Autumn Chase Condominiums, recorded as Exhibit "A", and described in a Master Deed and Declaration of Covenants, Conditions, and Restrictions of record in Book 7718, page 418, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictions, conditions, and regulations imposed upon and relating to the property, apartments, owners and tenants of Autumn Chase Condominiums, contained in the Master Deed and By-Laws appended thereto, of record in Book 7718, page 418, said Register's Office, are incorporated in this deed by reference and made a part of the same as though copied herein.

Being a part of the same property conveyed to H M Properties, Inc., a corporation, by deed from Ellen Pack Vantrease Nicks and husband, Claude Nicks, of record in Book 7499, page 227, Register's Office for Davidson County, Tennessee, and submitted to the regime of Autumn Chase Condominiums by Master Deed of record in Book 7718, page 418, said Register's Office.

This conveyance is made subject to all applicable easements and restrictions of record and to the Master Deed and Declaration of Covenants, Conditions, and Restrictions of Autumn Chase Condominiums of record in Book 7718, page 418, Register's Office for Davidson County, Tennessee, and to all items contained on the plat of Autumn Chase Condominiums, all in said Register's Office.

This is improved property known as 312 Autumn Chase, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

Grantor does hereby covenant with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, has a good right to convey it, and the same is unencumbered except for the lien of 1989 real property taxes, which taxes are to be prorated between the parties herein and which Grantee agrees to pay, and except as otherwise set out herein. Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said real estate to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 17th day of August, 1989.

H M PROPERTIES, INC.

by: _____
Ron Bargatze, Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Tyler T. Blankenship, a Notary Public of the State and County aforesaid, personally appeared Ron Bargatze, 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 President of H M Properties, Inc., the within named bargainor, a corporation, and that he as such Vice President, 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 President.

Witness my hand and seal, at office in Nashville, Tennessee, this 17th day of August, 1989.

_____
Notary Public

My commission expires: 2/14/93

58734

IDENTIF. TREFERENCE

AUG 17 12 35 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

6740 08/17 1001 03CHECK 322.84

A F F I D A V I T

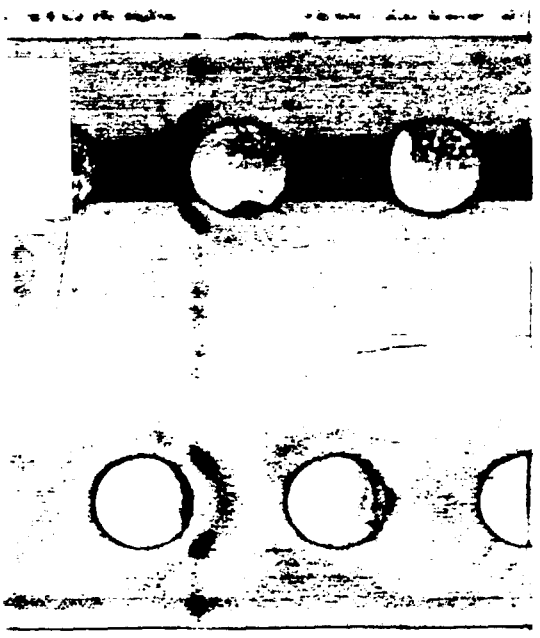
I do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $94,800.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 17th day of August, 1989.

Notary Public

My commission expires: 2/14/93



OFFICIAL RECEIPT

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

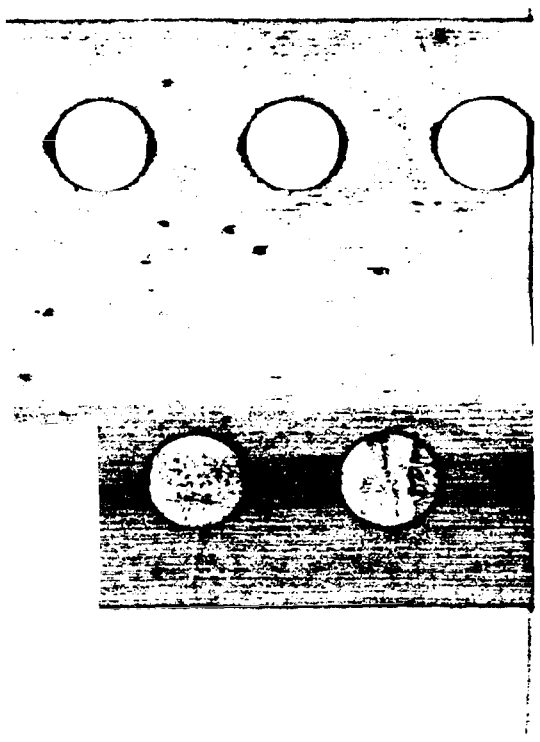
RECEIVED OF _____

FOR _____

BOOK 7917 PAGE 397

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL



CAMT 94800.00
CON TX 312.84
PRFEE 1.00
MRFEE 9.00
TOTAL 322.84
CHECK 322.84

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

58734 IDENTIF. REFERENCE

AUG 17 12 35 PM '89

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN.

08/17/89 01 12:37 0001 6790

No. 240053