WARRANTY DEED

FROM: R & M REAL ESTATE, a Tennessee general partnership, Grantor

TO: HOME. FOR AWHILE., INC., a Tennessee corporation, Grantee

This instrument was prepared by:
William B. Drescher
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Suite 227 The Kinnard's Building 2200 Hillsboro Road Nashville, TN 37212	Suite 227 The Kinnard's Building 2200 Hillsboro Road Nashville, TN 37212	104-11-117 104-11-118 104-11-119 Field Book Numbers

---

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Four Hundred Fifty Thousand Dollars ($450,000).

W. Miles Warfield
Affiant

SUBSCRIBED AND SWORN TO before me, this the 22nd day of August, 1989.

Notary Public

My Commission Expires: May 13, 1990

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, R & M Real Estate, a Tennessee general partnership, whose sole general partners are Mary Helen Marigza and Rupert Marigza, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Home. For Awhile., Inc., a Tennessee corporation, its successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described on Exhibit A attached hereto.

This is unimproved property located at 2144 Fairfax, Nashville, Tennessee.

This conveyance is expressly made subject to the lien for 1989 taxes which have been prorated and will be paid by Grantor.

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

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, its successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness our hands this 22nd day of August, 1989.

R & M REAL ESTATE, a Tennessee general partnership

By: _____
Rupert Marigza,
General Partner

By: Mary Helen Marigza
Mary Helen Marigza,
General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Celia E. Bowie, a Notary Public of said County and State, personally appeared Rupert Marigza, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a general partner of R & M REAL ESTATE, the within named bargainor, a general partnership, and that he as such general partner executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as general partner.

Witness my hand and seal, at Office in Nashville, this 22nd day of August, 1989.

Celia E. Bowie
Notary Public

My Commission Expires: May 13, 1990

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Celia E. Bowie, a Notary Public of said County and State, personally appeared Mary Helen Marigza, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a general partner of R & M REAL ESTATE, the within named bargainor, a general partnership, and that she as such general partner executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by herself as general partner.

Witness my hand and seal, at Office in Nashville, this 22nd day of August, 1989.

Celia E. Bowie
Notary Public

My Commission Expires: May 13, 1990

9713W/08-21-89

PROPERTY DESCRIPTION:

A tract of land in the First Civil District, 18th Councilmanic District, of Metropolitan Nashville, Davidson County, Tennessee being a portion of Lots 16, 17, 18, 19 and 20 on the plat of Hamilton Parks Subdivision as of record in Book 161, page 160, Register's Office of Davidson County, Tennessee, based on a boundary and topographic survey by Jerry Morrow and Associates, Inc. dated January 29, 1985, and more particularly described as follows:

Beginning at an existing iron pin at the intersection of the easterly margin of 24th Avenue, South and the northerly margin of Fairfax Avenue and proceeding as follows:

1. From the point of beginning and with the easterly margin of 24th Avenue, South, N 09° 22' 07" E 258.50 feet to an existing iron pin, said point is the northwest property corner of this tract and the southwest property corner of Glen A. Ferguson as of record in Deed Book 5076, page 417, Register's Office for Davidson County, Tennessee; thence,

2. With Ferguson's southerly property line, leaving the easterly margin of 24th Avenue, South, S 80° 43' 47" E 147.00 feet to an existing iron pin in a stone wall; said point is in the westerly property line of The Villager West as of record in Plat book 5210, page 174, said Register's Office; thence,

3. With The Villager West's westerly property line and in part with a stone wall, leaving the southerly property line of Ferguson, S 09° 22' 07" W 258.50 feet to an existing iron pin in the northerly margin of Fairfax Avenue; thence,

4. With said margin and leaving The Villager West's westerly property line, N 80° 43' 47" W 147.00 feet to the point of beginning and containing 37,999 square feet or 0.87 of an acre, more or less.

Being the property conveyed to R & M Real Estate, a Tennessee general partnership whose sole general partners are Mary Helen Marigza and Rupert M. Marigza, by deed of record in Book 6854, page 348, Book 6854, page 366 and Book 6854, page 378, Register's Office for Davidson County, Tennessee.

6 0 1.0 0

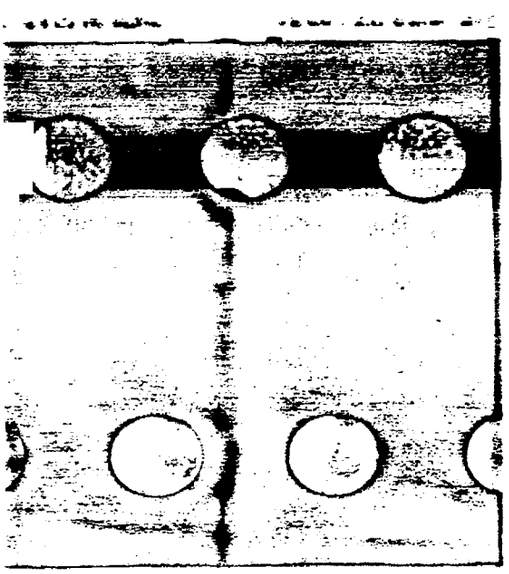
IDENTIFICATION REFERENCE

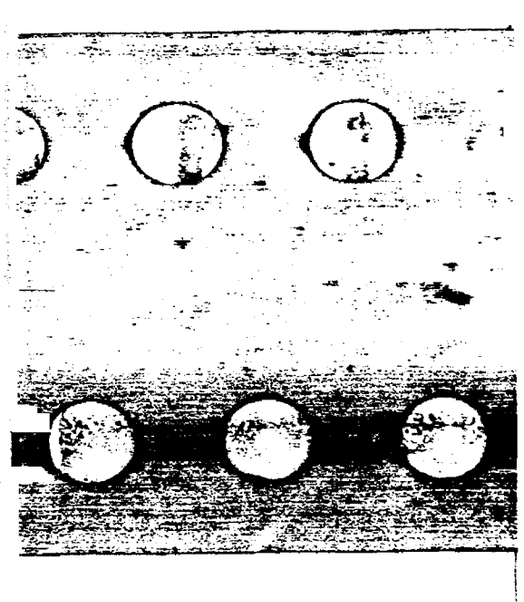
AUG 23 2 24 PM '89

DAVIDSON COUNTY, TN

08/23 0101 03CHECK 1498.00

9713W/08-21-89





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7921 PAGE 161

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 450000.00
CON TX 1485.00
PRFEE 11.00
ERR CO
PRFEE 11.00-
PRFEE 1.00
TDEED 12.00
ERR CO
TDEED 12.00-
WDEED 12.00
TOTAL 1498.00
CHECK 1498.00

08/23/89 01 14:26 0001 8460

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 0 1.0 0

IDENTIFI REFERENCE

AUG 23 2 24 PM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 241698