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This instrument prepared by:
MID-STATE TITLE & ESCROW, INC.
GAYLE T. MOYER, ATTORNEY, 128 HOLIDAY COURT, SUITE 125, FRANKLIN, TN 37064

SEND TAX STATEMENTS TO:
Metropolitan Federal S & L Assn.
230 4th Ave. North
Nashville, TN 37219

NAME OF MORTGAGEE:
METROPOLITAN FEDERAL S & L ASSN.
230 4th Ave. North
Nashville, Tn 37219

ADDRESS NEW OWNERS:
Joseph R. Rymer, Jr.
312 Mill Run Circle
Nashville, TN 37221

MAP 155, GROUP 15A, PARCEL 145.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED THIRTY FOUR THOUSAND ($134,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, LES AUSTIN HOMES LIMITED PARTNERSHIP, a Tennessee Limited Partnership, has this day bargained and sold and does hereby transfer and convey unto JOSEPH R. RYMER, JR. AND WIFE, AMY F. RYMER, their heirs and assigns, the following described property:

The following described tract or parcel of land, situated in Davidson County, Tennessee, to-wit:

Being Lot No. 145 on the Plan of Stonemeade, Section I, of record in Book 6900, page 800 and 801, Register's Office of Davidson County, Tennessee, as follows:

Said Lot No. 145 fronts 46.12 feet on the southerly margin of Mill Run Circle; and extends back between unparallel lines, the northerly line measuring 112.22 feet, the southeasterly line measuring 118.88 feet; to a rear line which measures 139 feet thereon.

Being a portion of the property conveyed to Les Austin Homes Limited Partnership, a Tennessee Limited Partnership, by warranty deed of Stonemeade Associates Limited Partnership, a Tennessee limited partnership, of record in Book 7838, page 808, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said Joseph R. Rymer, Jr. and wife, Amy F. Rymer, their heirs and assigns, forever.

AND GRANTOR COVENANTS with the said Joseph R. Rymer, Jr. and wife, Amy F. Rymer, that it is lawfully seized and possessed of said land, in fee simple, has a good right to convey it, and that it is unencumbered, except as follows:

1. Restrictive covenants contained in instrument of record in Book 7701, page 290, Register's Office of Davidson County, Tennessee.

2. Matters appearing on the Plan of Stonemeade, Section I, of record in Book 6900, page 800 and 801, said Register's Office, including the following: (a) 15 ft. public utility and drainage easement lying along the front boundary line; and (b) building envelope.

3. Agreement for Dedication of Easement for Water Line of record in Book 7142, page 461, Register's Office of Davidson County, Tennessee.

4. Certificate of Limited Partnership of Les Austin Homes Limited Partnership, of record in Book 7604, page 405, Register's Office of Davidson County, Tennessee.

5. Survey of Campbell Surveying Co., Inc., dated 10-13-89 shows a portion of the concrete drive encroaching over the 15 ft. public utility and drainage easement lying along the front boundary line.

AND GRANTOR FURTHER COVENANTS and binds itself, its successors and representatives, to warrant and forever defend the title to said property, to the said Joseph R. Rymer, Jr. and wife, Amy F. Rymer, their heirs and assigns, against the lawful claims of all persons, whomsoever.

In Witness Whereof, grantor has caused its signature to be affixed hereto by its duly authorized partner, on this the 16 day of October, 1989.

LES AUSTIN HOMES LIMITED PARTNERSHIP

BY: LES AUSTIN, INC., general partner

BY: _____
Leslie J. Austin, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared Leslie J. Austin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the President of Les Austin, Inc., a Tennessee corporation, General Partners of Les Austin Homes Limited Partnership, the within named bargainor, and that he as such 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 such President.

Witness my hand and official seal at Franklin, Tennessee, on this the 16 day of October, 1989.

(SEAL) NOTARY PUBLIC AT LARGE STATE OF TENN.

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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The actual value or consideration, whichever is greater, for this transfer is $134,000.00.

Joseph R Ryan Jr.

Sworn to and subscribed to before me, on this the 16 day of October, 1989.

NOTARY PUBLIC AT LARGE

(SEAL)

Cynthia M. Read

My Commission Expires:

Feb. 11, 1990

74607

IDENTIF. TREFERENCE

Oct 17 2 49 PM '89

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.

6418 10/17 0101 03CHECK 452.00

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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	134000.00
			CON TX	442.20
			PRFEE	1.00
				9.00
			TOTAL	452.20
			CHECK	452.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/17/89 01 14:52 0001 6418

746 07

IDENTIF. REFERENCE

Oct 17 2 50 P '89

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

No. 258571