G#306-1

14.8.3.8. MAIL ENV.

FILE IN BOX #14
MAP 116-11
PARCEL 083
FB#: BM-00695

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $182,500.00 . IDENTIF REFERENCE

MAY 16 10 53 AM '91 BOOK 8353 PAGE 265

FELIX Z. ★ REGISTER DAVIDSON COUNTY Michael R. King
Affiant

Subscribed and sworn to before me this the 10th day of May, 1991.

My Commission Expires: 7/24/93

Notary Public

THIS INSTRUMENT PREPARED BY:
DENNEY, LACKEY & CHERNAU, 424 Church Street, 13th Floor, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:
MICHAEL R. KING	SECURITY FEDERAL S & L ASSN.
(Name)	(Name)
334 Walnut Drive	616 Marriott Drive
(Street Address)	(Street Address)
Nashville, Tennessee 37205	Nashville, TN 37210
(City) (State) (Zip Code)	(City) (State) (Zip Code)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee(s)", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, we, MERYL S. RUNION and ERIC M. JONSSON, as Devisees under the Will of Josef Rysan, Deceased, and ERIC MARSHALL JONSSON, as Executor of the Estate of Josef Rysan, Deceased, hereinafter called the "Grantors", have bargained and sold, and by these presents does transfer and convey unto MICHAEL R. KING, unmarried, hereinafter called the "Grantee", his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 33 on the Plan of Walnut Grove Subdivision, as of record in Book 974, Page 2, Register's Office for Davidson County, Tennessee, and also known as parts of Lots Nos. 95 and 96 of Royal Oaks Land Company's Subdivision, as of record in Book 421, Pages 102 and 103, said Register's Office.

SAID Lot No. 33 fronts 145.00 feet on the easterly margin of Walnut Drive and extends back between lines, 211.00 feet on the North line and 210.00 feet on the South line, along the northerly margin of Abbott Martin Road, to a dead line in the rear on which it measures 214.50 feet thereon.

BEING the same property conveyed to Josef Rysan and wife, Helen D. Rysan, by Deed from Ann S. Pilsk and husband, Abe Pilsk, of record in Book 3284, Page 105, Register's Office for Davidson County, Tennessee. The said Helen D. Rysan having since died. The property was further conveyed to Josef Rysan and wife, Amy Sprague Rysan, as tenants by the entireties, by Quitclaim Deed from James H. Bateman, Trustee, of record in Book 5165, Page 805, said Register's Office. The said parties having since died and the said Amy Sprague Rysan having predeceased Josef Rysan. The property was devised to Meryl Jonsson Runyon (sic) and Eric Marshall Jonsson by the Last Will and Testament of Josef Rysan, of record in Will Book 170, Page 342, Probate Office for Davidson County, Tennessee.

MERYL Jonsson Runion, Meryl Jonsson Runyon (sic) and Meryl S. Runion are one and the same person. Eric Marshall Jonsson and Eric M. Jonsson are one and the same person.

THE LEGAL DESCRIPTION CONTAINED HEREIN IS THE SAME AS IN THE PREVIOUS DEED.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

THE HEREIN DESCRIBED PROPERTY IS NOT THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTORS HEREIN.

THIS instrument is being executed in behalf of Meryl S. Runion pursuant to a Power of Attorney executed by her on the 7th day of May, 1991, and being filed for record simultaneously herewith.

THIS is improved property, known as 334 WALNUT DRIVE, NASHVILLE, TENNESSEE 37205.

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, his heirs and assigns forever; and Grantor does covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantors have caused their names to be affixed hereto on this 10th day of May, 1991.

Meryl S. Runion
by Eric M. Jonsson
MERYL S. RUNION BY: ERIC M. JONSSON, HER ATTORNEY-IN-FACT

Eric M. Jonsson
ERIC M. JONSSON (INDIVIDUALLY)

Eric M. Jonsson, Executor
ERIC M. JONSSON, EXECUTOR OF THE ESTATE OF JOSEF RYSAN, DECEASED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named ERIC M. JONSSON, INDIVIDUALLY and ERIC MARSHALL JONSSON, EXECUTOR, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of May, 1991.

My Commission Expires: 7/24/93

John T. Cox
Notary Public

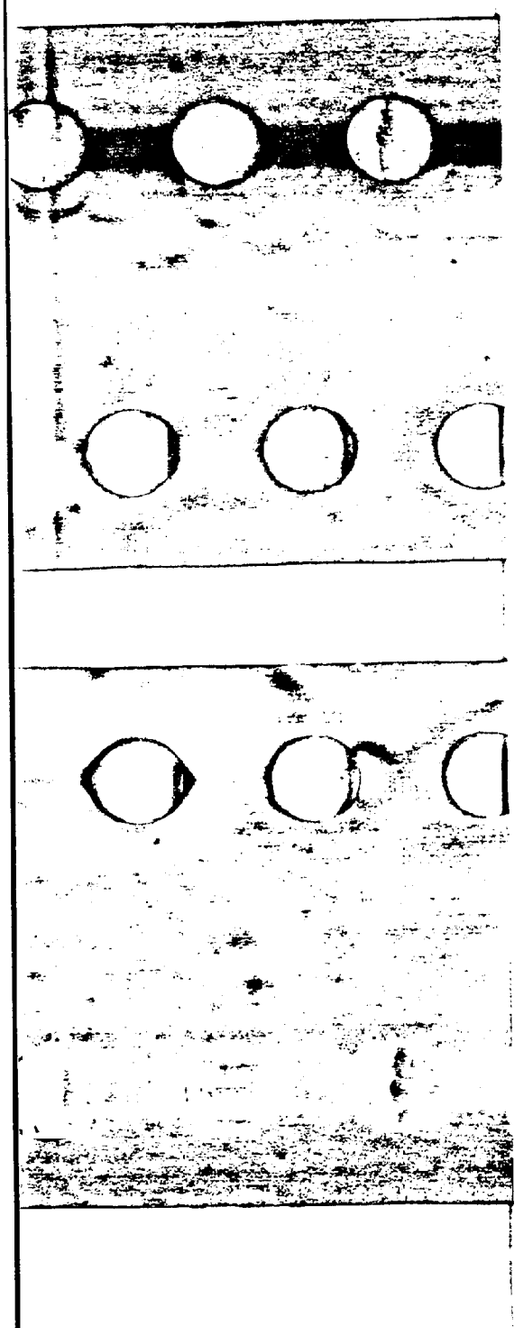
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of May, 1991, before me personally appeared ERIC M. JONSSON, to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument in behalf of MERYL S. RUNION, and acknowledged that he executed the same as the free act and deed of the said MERYL S. RUNION.

My Commission Expires: 7/24/93

John T. Cox
Notary Public

270 08 0101 03CHECK 609.25



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8353 PAGE 270

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
182500.00
CON TX 602.25
PRFEE 1.00
WDEED 6.00
TOTAL 609.25
CHECK 609.25

05/16/91 01 10:54 0001 2706

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14.8.3.8.

IDENTIFICATION REFERENCE

MAY 16 10 53 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 422304