First Title & Escrow Co., Inc.
Box # 9B

This Instrument Prepared By:

Bottorff & Kavin
5110 Maryland Way, Suite 200
Brentwood, TN 37027

BOOK 9812 PG 622

WARRANTY DEED

#13212

ADDRESS NEW OWNER:
Paul R. Austin
414 Huntington Ridge Drive
Nashville, Tennessee 37211

SEND TAX BILL:
To Owner

MORTGAGEE:
NationsBank of Tennessee, N.A.
One NationsBank Plaza
Nashville, TN 37219

MAP AND PARCEL:
MAP 161-11
GROUP A
PARCEL 86

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Richter/Dial Builders, Inc., a Tennessee corporation hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Paul R. Austin, unmarried hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit No. 86 on the Plan of Huntington Ridge Townhouses of record in Book 4675, page 9, Register's Office, Davidson County, Tennessee.

Being part of the property conveyed to Richter Dial Builders, Inc. by deed from William Lamar Newport, Trustee, of record in Book 9282, page 350, Register's Office for Davidson County, Tennessee.

This is improved property known as 414 Huntington Ridge Drive, Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Paul R. Austin, his heirs and assigns, forever; and Richter/Dial Builders, Inc. does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors, assigns 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness the hand of a duly authorized officer this the 21st day of September, 1995.

Richter Dial Builders, Inc.

By: _____
R. Douglas Richter
Secretary

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared R. Douglas Richter, 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 Secretary (or other officer authorized to execute the instrument) of the Richter Dial Builders, Inc. , the within named bargainor, a corporation, and that he as such Secretary, executed the within Warranty Deed for the purposes stated therein by signing the name of the corporation by himself as such Secretary.

Witness my hand and official seal at Brentwood, Tennessee, this the 21st day of September, 1995.

_____
NOTARY PUBLIC

My Commission Expires: 9-28-97

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 113,363.00.

_____
AFFIANT

Subscribed and sworn to before me
this 21st day of September, 1995.

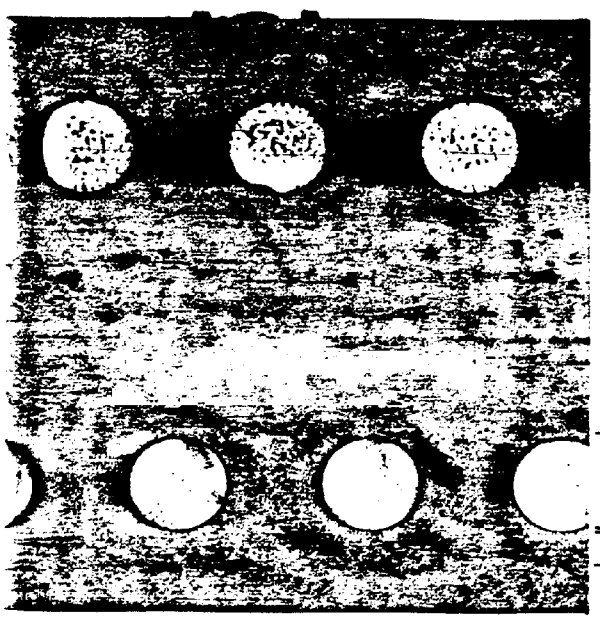
_____
NOTARY PUBLIC

My Commission Expires: 11/25/96

0107060
IDENTIF. ↑ REFERENCE

95 OCT -2 PM 12:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1388 10/02 0101 03CHECK 428.58



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9812 PG 624

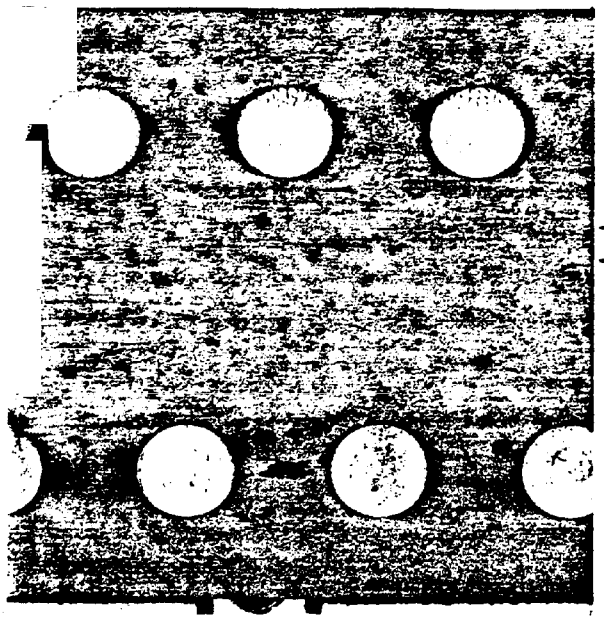
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT

113363.00
CON TX 419.58
PRFEE 1.00
WDEED 8.00
TOTAL 428.58
CHECK 428.58

10/02/95 01 12:54 0001 1288



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0107060
IDENTIF. ↑ REFERENCE

95 OCT -2 PM 12:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 960080