This Instrument Prepared By:
Grant W. Smith, Attorney
711 J. C. Bradford Building
Nashville, Tennessee 37219

BOOK 4958 PAGE 846

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
IKK REAL ESTATE TRUST	SAME	Map. 108-1
(NAME) 706 Hamilton Bank Bldg.	(NAME)	Par. 39
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37219	(STREET ADDRESS)	3D74640
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Three Hundred Twenty-six Thousand Twenty-six ($326,026.00) ---------- *Dollars,* of which Two Hundred Thirty-one Thousand Twenty-six ($231,026.00) Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the balance, Howard L. Gibson, Robert U. Johnson and David Albanese, as Trustees for IKK Real Estate Trust, have this day assumed and agreed to pay the balance, to wit, $95,000.00, which is secured by a Deed of Trust executed by IKK Corporation, a Georgia Corporation, to James L. Robinson, Trustee, of record in Book 4917, page 392, said Register's Office to secure to William A. Smith and wife, Mattie P. Smith, the payment of one note dated May 29, 1975, in the original principal amount of $95,000.00, payable as therein specified, with interest at the rate of 7% per annum,

IKK CORPORATION

have this day bargained and sold, and do hereby transfer and convey unto the said Howard L. Gibson, Robert U. Johnson and David Albanese, as Trustees for IKK REAL ESTATE TRUST,

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 3rd Civil District of Davidson County, Tennessee, being shown as the property of "H. E. Smith" on the Plan of Larkwood, as of record in Book 2900, page 144, Register's Office for said County.

Said property fronts approximately 165 feet on the easterly side of Claridge Drive, and extends back 172.6 feet, more or less, on the northerly line, same being the southerly line of Lot 80 on said plan, and 228.6 feet, more or less, on the southerly line, same being the northerly line of Lot 79 on said Plan, to the line shown as the proposed Interstate Highway right-of-way, on which it measures 237.6 feet, more or less, as determined by resurvey of May 26, 1973, by R. L. Spears & Co., Rt. 4, Mt. Juliet, Tennessee, 37122.

Being the same property conveyed to IKK Corporation, a Georgia Corporation, by deed from William Albert Smith and wife, Mattie Pearl Smith, of record in Book 4917, page 390, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 326,026.00

Subscribed and sworn to before me, this the 15 day of September 19 75

Affiant John R. Swaim

My commission expires: 6-11-1979 (Affix Seal)

Notary Public Patricia A. Chumley

This is unimproved ( ) improved (X) property, known as Claridge Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Howard L. Gibson, Robert U. Johnson and David Albanese, as Trustees for IKK REAL ESTATE TRUST, *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as herein stated.

I *further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Howard L. Gibson, Robert U. Johnson and David Albanese, as Trustees for IKK REAL ESTATE TRUST *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand* this 15 *day of* September, 1975, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

ATTEST:
Jane Harrell
Jane Harrell, Assistant Secretary

IKK CORPORATION
By John R. Swaim
John R. Swaim, President

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *a Notary Public in and for said County and State,* .....

..... *the within named bargainor*....., *with whom I am personally acquainted, and who acknowledged that* ..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at ..... *Tennessee, this* ..... *day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* John R. Swaim, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President ..... *of the* IKK CORPORATION, *the within named bargainor, a corporation, and that* he *as such* President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* himself *as* President.

Witness my hand and seal, at office in Nashville, *this* 15 *day of* September, *19* 75.

Patricia A. Jasonitz
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

Commission expires 11-20-78

WARRANTY DEED

FROM

IKK CORPORATION

TO

EDWARD F. GIBSON, ROBERT U. GIBSON and DAVID ALBANESE, as TRUSTEES for IKK REAL ESTATE TRUST

D 18641

IDENTIF. REFERENCE

Oct 6 11 24 AM '75

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

OCT-6 75	CONV	*	~~.00~~	326,026.00	
OCT-6 75	S'TAX		A*	847.60	
OCT-6 75	PB'FEE		A*	.50	
OCT-6 75	W'DEED		A*	4.00	* 852.10