Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Institute of Learning Research P.O. Box 60221 Nashville, Tn. 37206	SAME	133-6 256

This instrument prepared by: Boult, Cummings, Conners & Berry, 21st Floor, First American Center, Nashville, TN 37238

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten and 00/100's ($10.00) DOLLARS cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, James L. Murphy, Jr. (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the Institute of Learning Research, a Tennessee non-profit corporation, (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference ("the Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $128,000.00

Barbara J. Lutz, President
Affiant

Subscribed and sworn to before me this 30th day of September, 1980.

Notary Public
My commission expires: 1-22-84

2. Deed of Trust executed by James L. Murphy and wife, Mary Ann Murphy, to Vaden Lackey, Jr., Trustee, of record in Book 4490, page 791, Register's Office for said county, securing Fidelity Federal Savings & Loan Association. Payment of the remaining unpaid principal balance secured by said deed of trust and the covenants and agreements contained therein and in the note evidencing the indebtedness are hereby assumed by the Grantee upon the terms and conditions contained in a certain Assumption Agreement, dated September 30th, 1980.

3. Matters shown upon the Resubdivision of Lot 4 and Reserve Par. #255 of North Natchez Park of record in Book 4470, page 12, said Register's Office.

4. Easement for a spring in instrument of record in Book 1066, page 289, said Register's Office.

This is improved property, known as 3710 North Natchez Court, Nashville, Tennessee.

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, Grantee's 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 except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

The wife of Grantor, Mary Ann Murphy, joins in this Deed to convey any marital rights she may possess in the Property, including homestead.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 30th day of September, 1980, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James L. Murphy, Jr.

Mary Ann Murphy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Shirley Albright & Fairchilds, a Notary Public in and for said County and State, the within named James L. Murphy, Jr., the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of September, 1980.

Shirley Albright & Fairchilds
Notary Public

My Commission Expires: 1-22-84

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Shirley Albright & Fairchilds, a Notary Public in and for said County and State, the within named Mary Ann Murphy, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of September, 1980.

Shirley Albright & Fairchilds
Notary Public

My Commission Expires:
1-22-84

6080 10/02 345.30- CHECK

EXHIBIT "A"

Being Lot 4 of the Resubdivision of Lot 4 and Reserve Parcel 255 of North Natchez Park of record in Plat Book 4470, page 12, Register's Office for Davidson County, and being more particularly described as follows:

Beginning at a point in the east side of North Natchez Court 98.89 feet from the radius return on Natchez Court, said beginning point also being the corner between lot 4 and lot 5 on the plan of North Natchez Park, book 4470, page 12 R.O.D.C.; thence N 26°, 25' 31" W with the R.O.W. of North Natchez Court 15.13 feet to a monument the beginning point of a curve having an angle of 27°, 25' a radius of 300 feet and a tangent of 73.18 feet; thence with the curve a length of 143.57 feet to a monument; thence leaving the R.O.W. N 36°, 09' 29" E 163.30 feet to an iron pin in the subdivision boundary line; thence S 88°, 08' 54" E 58.91 feet to a monument being the N.E. corner of the subdivision; thence S 10°, 52' 30" E 208.15 feet to an ironpin being the common rear corner between lot 4 and 5; thence S 63°, 34' 29" W 107.04 feet to the point of beginning, containing .76 acres more or less.

Being part of the property conveyed to James L. Murphy and wife Mary Ann Murphy by quit claim deed of record in Book 4490, page 788, Mary Ann Murphy having conveyed her interest to James L. Murphy, Jr., by quit-claim deed of record in Book 5339, page 220, Register's Office for said county.

IDENTIF. REFERENCE

OCT 2 4 04 PM '80

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

G1.0.8 2 9

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5659 PAGE 663

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
			128000.00-	CO
			332.80	CO TX
			.50	PRFEE
			12.00	WDEED
				CHECK 345.30-
			6080A10/02/80	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G10829

T

IDENTIF. REFERENCE

OCT 2 4 04 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 783812