ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Tennessee Insurance Services, Inc.	Same	106-11
(NAME)	(NAME)	
P.O. Box 23126		10 & 9
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37202		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 5713 PAGE 79

For and in consideration of the sum of fifty thousand and no/100---------- ----------($50,000.00)---------- DOLLARS the receipt and sufficiency of which is hereby acknowledged,

We, Frank C. Ingraham, Trustee, and James A. Young & wife, Mrs. James A. Young,

have bargained and sold, and by these presents do transfer and convey unto the said Tennessee Insurance Services, Inc., a Tennessee Corporation,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

RUSH

IDENTIF. REFERENCE

FEB 23 11 31 AM '81

FELIX E. McSPADDEN REGISTER DAVIDSON COUNTY, TENN.

30244

This is unimproved (X) improved ( ) property, known as (House Number) Hill Avenue (Street) Nashville, (P. O. Address) Tennessee (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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 we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 29th day of December, 1980.

FRANK C. INGRAHAM, Trustee

JAMES A. YOUNG

MRS. JAMES A. YOUNG

BOOK 5713 PAGE 80

STATE OF FLORIDA
COUNTY OF Lee

Personally appeared before me, Rachel Polatsek, a Notary Public in and for said County and State, the within named JAMES A. YOUNG and MRS. JAMES A. YOUNG

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

Witness my hand and official seal at Ft. Myers, Florida this 2nd day of December, 1980.

My commission expires My Commission Expires Aug. 27, 1984 Notary Public Rachel Polatsek

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Frank C. Ingraham, Trustee, 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 office, this 15th day of January, 198

Betty P. Redmond
Notary Public

My commission expires 4/22/84.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $--50,000.00-------

This is equal to or greater than the property would bring at a fair and voluntary sale.

Betty P. Redmond

Sworn to and subscribed before me this 23rd day of February, 1981.

My commission expires July 21, 1984 Notary Public Laura M. Lowe

Frank C. Ingraham	This instrument was prepared by:	
INGRAHAM, CORBETT & ZINN;	2114 Parkway Towrs;	Nashville, TN 37219
Name		Address

WARRANTY DEED

FROM Frank C. Ingraham, Trustee, et al

TO Tennessee Insurance Services, Inc.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

TRACT 1: Beginning at an iron pin in the Southwest corner of Tract No. 1 on the unrecorded survey of Turner Engineering dated January 8, 1981; thence along the common boundary between Tracts 1 and 2 as shown on said survey N 23° 23' 22" E 266.10 ft. to an iron pin; thence along the Westerly right-of-way of Interstate 40 S 2° 25' 58" E 288.05 ft. to an existing concrete monument in the Southeast corner of Tract 2; thence N 62° 55' W 52.2 ft, to an iron pin; thence N 74° 31' W 74.00 ft. to an iron pin being the point of beginning and containing 16,305 square feet or 0.374 acres, more or less, according to survey of Turner Engineering dated January 8, 1981.

Being the same property conveyed to Frank C. Ingraham, Trustee, a 1/2 undivided interest by quitclaim deed from William J. Wilson, Jr., et ux, of record in Book 4561, Page 412, and a 1/2 undivided interest in James A. Young by deed from Anna L. Jauss of record in Book 4299, Page 938, Register's Office, Davidson County, Tennessee.

TRACT 2: Beginning at an existing concrete monument in the Northeasterly margin of Hill Avenue as shown on unrecorded survey of Turner Engineering dated January 8, 1981; thence along the said margin of Hill Avenue with a curve to the left having a radius of 204.05 ft. a distance of 44.76 ft. to an iron pin in said margin; thence along said margin of Hill Avenue N 76° 30' W 18.48 ft. to an iron pin being the Southwest corner of Tract No. 2; thence along the common boundary between this tract and the Oliver Spence Property N 23° 23' 22" E 296.97 ft. to an existing R.O.W. Marker in the Northwest corner of Tract 2; thence S 65° 42' E 60.15 ft. to an existing R.O.W. Marker; thence S 2° 25' 58" E 41.64 ft. to an iron pin; thence along the common boundary between Tracts 1 and 2 S 23° 23' 22" W 266.10 ft. to an iron pin in the Southeast corner of said Tract; thence N 74° 31' W 17.57 ft. to an existing concrete monument being the point of beginning and containing 23,093 square feet or 0.530 acres, more or less, according to survey of Turner Engineering dated January 8, 1981.

Being the same property conveyed to Frank C. Ingraham, Trustee, a 1/2 undivided interest by quitclaim deed from William J. Wilson, Jr., et ux, of record in Book 4561, Page 412, and a 1/2 undivided interest in James A Young and wife, Ozelle Young, by deed from Frances V. H. W. Baron of record in Book 3967, Page 337, Register's Office, Davidson County, Tennessee.

Mrs. James A. Young and Ozelle Young being one in the same.

EXHIBIT "A"

02/23 139.50- CHECK

1041

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

RECEIVED OF _____

FOR _____

BOOK 5713 PAGE 82

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
			50000.00- CO	
			130.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 139.50-	
			1041A02/23/81 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 30244

IDENTIF. REFERENCE

FEB 23 11 31 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 807887