THIS INSTRUMENT PREPARED BY:
Bass, Berry & Sims (WBJ)
2700 First American Center
Nashville, Tennessee 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Independent Insurance Group, Inc. (NAME)	Same (NAME)	106-123
One Independent Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Jacksonville, FL 32276 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of BOOK 6007 PAGE 949

Forty Thousand Five Hundred ($40,500) *DOLLARS*
cash in hand paid, the receipt of which is hereby acknowledged, McDowell Development Corporation, a Tennessee corporation,

has ~~have~~ *bargained and sold, and by these presents* does ~~do~~ *transfer and convey unto the said* Independent Insurance Group, Inc., a Florida corporation,

its successors ~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A tract of land in the first civil district of Metropolitan Nashville, Davidson County, being Section 8, The Plus Park, a plat of which is of record in Book 5190, page 677, Register's Office of Davidson County, Tennessee, said property lying north and west of Plus Park Boulevard and being more fully described as follows:

Beginning at an iron pin in set concrete on the westerly margin of Plus Park Boulevard, said iron pin being 526.47' southerly (as measured along the westerly margin of Plus Park Boulevard) from the southerly margin of Murfreesboro Pike, U. S. 41 and 70S, said iron pin also being a common corner of Lot 13, Section 13, The Plus Park, as recorded in Book 4300, page 191, R.O.D.C., Tennessee; thence,

1. With the westerly margin of Plus Park Boulevard with a curve to the right having a radius of 321.74' and a central angle of 41° 20' 13" (and a chord bearing and distance of S 40° 08' 37" W, 227.12') a distance of 232.12' to a concrete monument; thence,

2. Continuing with the westerly margin of Plus Park Boulevard, S 60° 48' 44" W, a distance of 50.00' to a concrete monument the southeast corner of Lot 10, Section 10, The Plus Park, as recorded in Book 4595, page 76, R.O.D.C., Tennessee; thence,

3. With the easterly line of Lot 10, N 29° 11' 16" W, a distance of 204.3', passing a witness iron pin in concrete at 177.3', to a point in the center of a drain along the south line of Lot 13, Section 13; thence,

4. With the drain and the south line of Lot 13, N 76° 53' 37" E, a distance of 91.60' to a point on a manhole cover; thence,

5. Continuing with the drain and the south line of Lot 13, S 89° 40' 40" E, a distance of 200.50' to the point of beginning and containing 34,108 square feet or 0.783 acres.

Being the same property as Tract III conveyed to McDowell Development Corporation by Quitclaim Deed from Life & Casualty Insurance Company of Tennessee, of record in Book 5478, page 418, R.O.D.C., Tennessee.

02/16 114.80 CHECK

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This conveyance is expressly subject to the following:

1. Restrictions of record in Book 4530, page 348, as amended by an Amendment of record in Book 5978, page 857, Register's Office of Davidson County, Tennessee.

2. Overhead power line crossing the northeasterly corner of the property.

3. Drainage and utility easements, setback lines, and other restrictions and requirements set forth on the recorded plan of Section 8, The Plus Park, of record in Book 5190, page 677, said Register's Office.

4. Sewer easement along the northerly boundary of the property, set forth on the recorded plan of Lot 13, Section 13, The Plus Park, of record in Book 4300, page 191, said Register's Office, which sewer easement lies within the public utility easement shown on said recorded plan of Section 8, The Plus Park.

5. A lien for 1983 real property taxes which have been prorated and are assumed by Independent Insurance Group, Inc.

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

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Independent Insurance Group, Inc. its successors ~~heirs~~ *and assigns, forever.*

And Grantor does *covenant with the said* Independent Insurance Group, Inc. *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,* except as set forth above

And Grantor does *further covenant and bind* itself, its *heirs and representatives, to warrant and forever defend the title to the said land to the said* Independent Insurance Group, Inc. its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed by its duly authorized officers on the date appearing in the acknowledgment below, to make this conveyance on this 14TH day of FEBRUARY, 1983.

McDOWELL DEVELOPMENT CORPORATION

By: David Gary VP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 40,500.00

Subscribed and sworn to before me, this the 28TH day of December, 1982

Affiant

My commission expires October 20, 1985
(Affix Seal)

William H. Berry Jr.
Notary Public

STATE OF TENNESSEE

OFFICIAL RECEIPT

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared David L. Gary, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Vice President of McDowell Development Corporation, the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

WITNESS my hand, at office in Nashville, Davidson County, Tennessee, this 29th day of December, 1982.

William H. Rutledge
Notary Public

My Commission Expires:
October 20, 1985

RUSH

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IDENTIF. REFERENCE

FEB 16 4 12 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

BOOK 6007 PAGE 952

RECEIVED OF _____

FOR _____

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
			40500.00- CO	
			105.30- CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	114.80-
			7697A02/16/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3: 1: 4 8 4:

IDENTIF. REFERENCE

FEB 16 4 13 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 929842