Box 6271C9

THIS INSTRUMENT PREPARED BY:
O'Hare, Sherrard & Roe
424 Church Street, Suite 2000
Nashville, TN 37219

WARRANTY DEED BOOK 7993 PAGE 445

Name/Address of New Owner:	Name/Address of Mortgagee:	Map/Parcel Numbers:
Colonel Jim Miller National Guard Association of Tennessee Group Insurance Trust 4326 Kenilwood Drive Nashville, Tennessee 37204	None	Map 132-8-3

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, George B. Beuerlein ("Grantor"), has bargained and sold, and by these presents does transfer and convey to National Guard Association of Tennessee Group Insurance Trust ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Being Lot No. 70 on the Plan of Southmeade, as of record in Book 1835, pages 118 and 119, Register's Office for said County.

Said Lot No. 70 fronts 135 feet on the easterly side of Kenilwood drive and runs back 294.4 feet on the northerly line and 316.2 feet on the southerly line, to the westerly right-of-way line of the L. & N. Railroad, measuring 168.4 feet thereon.

Being the same property conveyed to George B. Beuerlein and wife, Mattie Osborne Beuerlein, by deed from E. S. Evans, Inc., of record in Book 2201, page 329, said Register's Office. Title is now vested in George B. Beuerlein as a result of the death of Mattie Osborne Beuerlein on December 3, 1987.

This is improved property known as 4332 Kenilwood Drive, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth in Exhibit "A", attached hereto and incorporated herein by reference.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, Grantee's successor and assigns against the lawful claims of all persons whomsoever.

85272 IDENTIF. TREFERENCE Nov 29 11 15 AM '89 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN.

8263 11/29 0101 03CHECK 686.50

Executed this 29th day of November, 1989.

George B Beuerlein

George B. Beuerlein

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said county and state, personally appeared George B. Beuerlein, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office in Nashville, Tennessee, this 29th day of November, 1989.

Jana O. Leary

Notary Public

My Commission Expires:
1-23-93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $205,000.00.

AFFIANT

NATIONAL GUARD ASSOCIATION OF TENNESSEE GROUP INSURANCE TRUST

By: James R. Miller

Title: EXECUTIVE DIRECTOR, NGAT

Sworn to and subscribed before me this 29th day of November, 1989.

Jana O. Leary

Notary Public

My Commission Expires:
1-23-93

EXHIBIT "A"

1. 1989 real property taxes prorated and assumed by Grantee. 1990 and subsequent years, real property taxes assumed by Grantee.

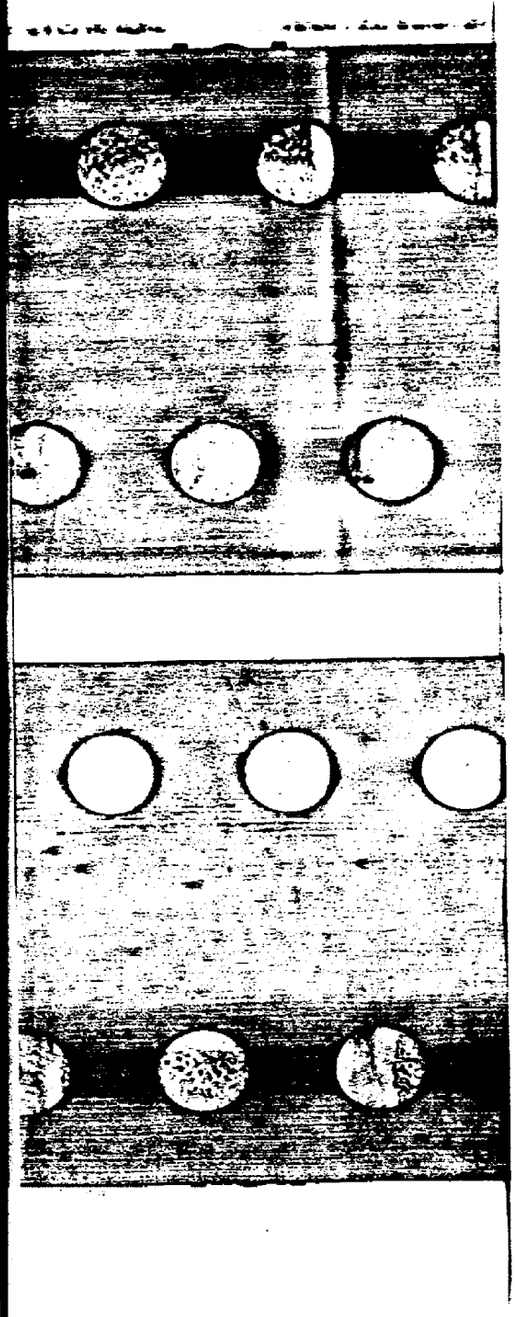
2. Restrictive covenants contained in instruments of record in Book 1788, page 105, Register's Office for Davidson County, Tennessee, Book 2044, page 31, said Register's Office, as amended by instrument of record in Book 2046, page 541, said Register's Office.

3. Plan of record in Book 1835, pages 118 and 119, said Register's Office.

4. Utility easement of record in Book 2088, page 19, said Register's Office.

5. Sign Location Lease of record in Book 7062, page 96, together with Certification for Tennessee Department of Transportation (Highway Beautification, Nashville, Tennessee), of record in Book 7062, page 97, said Register's Office, together with a right reserved in the Grantor for ingress and egress for the performance of the Lessors obligations under the Lease. The foregoing shall not be construed as to permit Grantor to extend the term of the Lease beyond any existing term.

hmg\guard\warrdeed.001



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7993 PAGE 448

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 205000.00
CON TX 676.50
PRFEE 1.00
MDEED 9.00
TOTAL 686.50
CHECK 686.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 11/29/89 01 11:14 0001 8263

85272

IDENTIF. REFERENCE

Nov 29 11 15 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 271051