car2691/lrn:4/6/90
SVN227-255

FROM: RAYMOND M. ALPERT, JR.

THIS INSTRUMENT PREPARED BY: Felix Bayle
DEARBORN & EWING, ATTORNEYS
SUITE 1200, ONE COMMERCE PLACE
NASHVILLE, TENNESSEE 37239

TO: LIFEGUARD, INC.,
A TENNESSEE CORPORATION

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Lifeguard, Inc.	SAME	Map 94
1631 Lebanon Road		Parcel 88
Nashville, TN 37210		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $535,000.00.

William E. Ewing
Affiant

Subscribed and sworn to before me, this the 6th day of April, 1990.

Carol R. Rivera
Notary Public

My Comm. Expires: 3/27/93

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Raymond M. Alpert, Jr., hereinafter called "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto Lifeguard, Inc., a Tennessee corporation, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

The property conveyed in this instrument is not the usual place of residence of the Grantor.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as 1631 Lebanon Road, Nashville, Tennessee 37210.

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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this 6th day of April, 1990.

Raymond M. Alpert, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Raymond M. Alpert, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 6th day of April, 1990.

NOTARY PUBLIC

My Commission Expires: 3/27/93

117170

IDENTIF. TREFERENCE

APR 6 3 24 PM '90

DAVIDSON COUNTY TN.

EXHIBIT A

Being a parcel of land situated in Nashville, Davidson County, Tennessee, said parcel being more particularly described by metes and bounds, according to a survey of Dale & Associates, dated August 14, 1989, and revised on August 21, 1989, as follows:

Beginning at an iron rod situated in the southerly margin of Old Lebanon Pike, said point being 191.56 feet, more or less, East of the northwest corner of the William Boyd Adams property, of record in Book 5294, page 103, Register's Office for Davidson County, Tennessee; thence S. 63 deg. 00' 00" E., a distance of 320.03 feet to an iron rod; thence, S. 01 deg. 45' 47" W., a distance of 816.82 feet to an iron rod; thence N. 83 deg. 24' 39" W., a distance of 276.46 feet to an iron rod; thence, N. 01 deg. 58' 24" E., a distance of 742.35 feet to an iron rod; thence, N. 72 deg. 50' 00" W., a distance of 49.74 feet to an iron rod; thence, N. 11 deg 54' 23" E., a distance of 177.23 feet to the point of beginning and containing 5.603 acres of land.

Being the same property conveyed to Raymond M. Alpert, Jr., by Warranty deed from William B. Adams, also known as Boyd Adams and William Boyd Adams and wife, Dorothy Ann Adams, of record in Book 7916, page, 776, as re-recorded in Book 7942, page 165, said Register's Office.

The above property is conveyed subject to the following:

1. 1990 Metropolitan Government taxes.

2. Transmission Line easements of record in Book 437, pages 41 and 54, said Register's Office.

3. Pipeline Right of Way easements of record in Book 3643, pages 41 and 451, said Register's Office.

4. Septic Tank and Disposal Field easement contained in instrument of record in Book 4728, page 122, said Register's Office.

5. Conveyance of water mains of record in Book 722, page 247, said Register's Office.

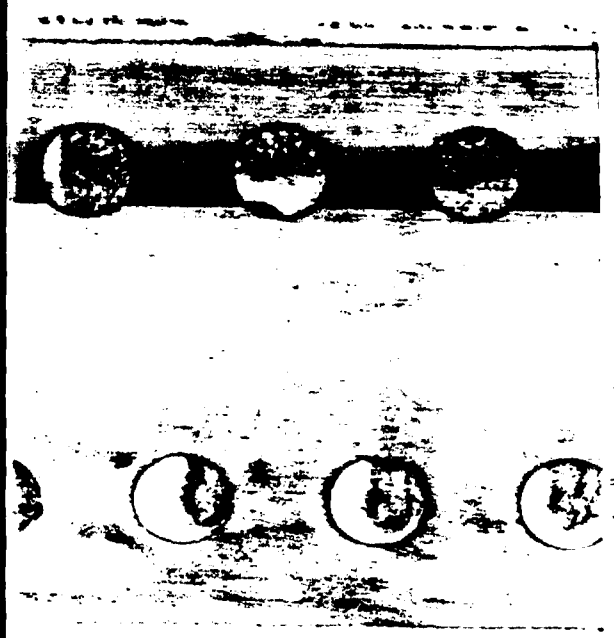
6. Sanitary sewer and/or storm drainage easement and any temporary construction easements of record in Book 3770, pages 95 and 269, said Register's Office.

7. An easement for T.V.A. running across premises.

8. Title to that portion of property within bounds of roads or highways.

9. All matters shown on the survey by Dale and Associates dated August 14, 1989, as revised August 21, 1989.

9133 04/06 0101 03CHECK 1775.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8083 PAGE 560

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

CAMT
535000.00
CDN TX 1765.50
PRFEE 1.00
MDEED 9.00
TOTAL 1775.50
CHECK 1775.50
04/06/90 01 15:22 0001 9133

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IF 7170

IDENTIF. REFERENCE

APR 6 3 24 PM '90

REGISTER'S OFFICE
DAVIDSON COUNTY TN.

No. 308273