B

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
Suite 2800, Third National Financial Center
Nashville, Tennessee 37219

BOOK 8281 PAGE 96

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL NO.
Stephen T. Church, Trustee P.O. Box 150206 Nashville, Tennessee 37215	Same	Map 117-10 Parcel 80

8069 01/24 0101 03CHECK 1688.05

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Comdata Network, Inc., a Maryland corporation, and the successor in interest to Comdata Telegraph and Telecommunications, Inc. by Articles of Dissolution of record in Book 8281, Page 85, Register's Office for Davidson County, Tennessee, hereinafter the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Stephen T. Church, Trustee for B2J Revocable Trust under agreement dated December 12, 1990, hereinafter the GRANTEE, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

> Land located in the First Civil District of Davidson County, Tennessee, being Lot No. 2 on the Plan of Hillsboro View, Resub. of Lots 4, 5, 6, 7 & Pt. 3, of record in Plat Book 7900, Page 247, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Comdata Telegraph & Telecommunications, Inc., by deed from Gerald E. Sheridan, et ux, of record in Book 4960, Page 781, Register's Office for Davidson County, Tennessee, and a portion of the property conveyed to Comdata Network, Inc. by deed from Gerald E. Sheridan, et ux, of record in Book 5700, Page 173, in said Register's Office.

This is improved property known as 2209 Crestmoor Drive, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his heirs, successors and assigns, forever. And GRANTOR does covenant with 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 for:

1. Taxes for 1991.

2. All matters as shown on survey of John M. Duff, dated June 1, 1988.

3. The survey of the premises made by Barge, Waggoner & Sumner, Inc., Surveyors, dated September 8, 1969, shows a 30 foot setback line from Crestmoor Drive.

4. All matters shown on the Plan of record in Book 7900, Page 247, Register's Office for Davidson County, Tennessee.

And GRANTOR does further covenant and bind itself, its assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs, successors 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.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand by its duly authorized agent as of this 24 day of January, 1991.

COMDATA NETWORK, INC.

By: _____

Its: V.P.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Linda I. Boggess, a Notary Public of said county and state, Russ Follis, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Vice President, of Comdata Network, Inc., the maker or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24th day of January, 1991.

Linda I. Boggess
Notary Public

My Commission Expires: 9-24-94

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

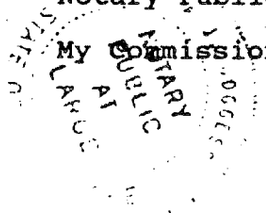
The actual consideration for this transfer or value of property (whichever is greater) is $508,500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Stephen T. Church, Trustee
Affiant

Sworn to and subscribed before me this 24th day of January, 1991.

Linda G. Boggs
Notary Public

My Commission Expires: 9-24-94



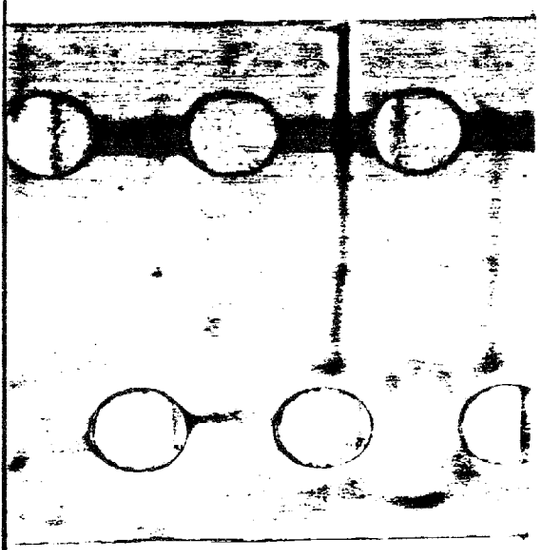
IDENTIF. REFERENCE

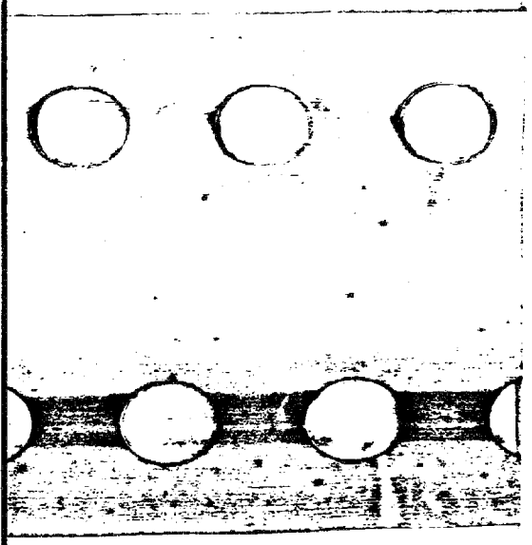
88300

JAN 24 2 37 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

BC158





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8281 PAGE 99

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	508500.00
CON TX	1678.05
PRFEE	1.00
WDEED	9.00
TOTAL	1688.05
CHECK	1688.05

01/24/91 01 14:35 0001 8069

88300

IDENTIF. TREFERENCE

JAN 24 2 37 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 391902