Box 6 D&E
MTL

BOOK 8720 PAGE 44

FROM: Business Men's Assurance Company of America
TO: Jerry C. Pendergrass

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, NationsBank Plaza
414 Union Street
Nashville, Tennessee 37219-1777

Address New Owner as follows: Send Tax Bills To:

Jerry C. Pendergrass
~~2909 Poston Avenue~~ 822 5th Ave South
Nashville, TN 37203

Same

Map-Parcel No.
Map 93-14
Parcel 467

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

T. Morgan
Affiant

Subscribed and sworn to before me, this the 31 day of August, 1992.

Deann R. Baird
Notary Public

My Comm. Expires: 1-20-96

Deann R. Baird, Notary Public
Clay County, State of Missouri
My Commission Expires 1/20/96

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, Business Men's Assurance Company of America, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Jerry C. Pendergrass, herein called "GRANTEE", its successors, heirs, 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 HEREIN BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

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

This is improved property known as 701 Fourth Avenue South.

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, heirs, and assigns, forever, and GRANTOR does covenant with the said GRANTEE 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, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, 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 its hand this 31 day of August, 1992.

BUSINESS MEN'S ASSURANCE
COMPANY OF AMERICA

By: T. Morgan
Travis Morgan
Vice President

STATE OF MISSOURI)
COUNTY OF Jackson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Travis Morgan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Vice President of Business Men's Assurance Company of America, 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 and seal, at office in Kansas City, Missouri, this the 31 day of August, 1992.

Deann R. Baird
NOTARY PUBLIC

My Commission Expires: 1-20-96

Deann R. Baird, Notary Public
Clay County, State of Missouri
My Commission Expires 1/20/96

30300/SCB
SBX026-00003/ 8/28/92

EXHIBIT A

Being a tract of land lying in Nashville, Davidson County, Tennessee and being part of Lots 40 and 41 on the plan of Barrow Grove Addition to Nashville, Tennessee as of record in Plat Book S, page 279 and being the Tankard Company property as of record in Book 7325, page 358 and being bounded on the north by the south right-of-way of Elm Street, on the east by the west right-of-way of Fourth Avenue South, on the south by the Howard Youree property as of record in Book 1580, page 443 and on the West by the East right-of-way of alley number 146 and being more particularly described as follows:

Beginning at a building corner at the intersection of the south right-of-way of Elm Street and the west right-of-way of Fourth Avenue South;

Thence with the face of the building south 25 deg. 07 min. 04 sec. east, 31.00 feet to a building corner common with Youree;

Thence with the face of the building and Youree south 64 deg. 43 min. 30 sec. west, 165.20 feet to a building corner at the intersection at the east right-of-way line of Alley Number 146;

Thence with the face of the building and the right-of-way of Alley Number 146 north 25 deg. 07 min. 04 sec. west, 31.00 feet to a building corner at the intersection of the south right-of-way of Elm Street;

Thence with the face of the building and the right-of-way of Elm Street north 64 deg. 43 min. 30 sec. east, 165.20 feet to the point of beginning.

Containing 5,121 square feet (0.118 acres more or less).

Being the same property conveyed to Business Men's Assurance Company of America by Substitute Trustee's Deed from Stephen C. Baker; Substitute Trustee of record in Book 8672, page 378, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following exceptions:

1. 1992 Metropolitan Government taxes.

3001 09/02 0101 03CHECK 623.50

4 2 4 5 2

IDENTIFICATION REFERENCE

SEP 2 3 14 PM '92

DAVIDSON COUNTY, TN

30300/SCB
SBX026-00003/ 8/31/92



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8720 PAGE 47

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 165000.00
CON TX 610.50
PRFEE 1.00
WDEED 12.00
TOTAL 623.50
CHECK 623.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/02/92 01 15:14 0001 3001

42452

IDENTIFICATION REFERENCE

SEP 2 3 14 PM '92

DAVIDSON COUNTY, TN

No. 566687