PREPARED BY J. FRANK SWYGERT JR 106 ADAMS PARK NASHVILLE TN 37205.

QUITCLAIM DEED

BOOK 8978 PAGE 41

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
J. Frank Swygert, Jr. 106 Adams Park Nashville, Tennessee 37205	Same	MAP 92-8 PARCEL 322

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) and other good and valuable consideration, receipt of all of which is hereby acknowledged, BenefitsMedia, Inc., a Tennessee corporation ("Grantor"), has this day bargained and sold, and does hereby transfer quitclaim and convey unto J. Frank Swygert, Jr. ("Grantee") all of its right, title and interest in and to certain real property in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto (the "Property"). EXHIBIT A NOT ATTACHED AT TIME OF RECORDING.

Being the southerly parts of Lot Nos. 51 and 52 on the Plan of Hynes Addition to Nashville as of record in Minute Book "B", Page 85, Chancery Court for Davidson County, Tennessee.

Said southerly part of Lot Nos. 51 and 52 adjoin and together front 140.00 feet on the northerly side of Hynes Street and run back with the westerly margin of Gay Street or 14th Avenue North, and between parallel lines with the easterly margin of an alley 100.00 feet to a line.

Being property conveyed to J. F. Swygert, Jr., of record in Book 5753, Page 157, Register's Office for Davidson County, Tennessee.

This is improved property known as 301 14th Avenue North, Nashville, Tennessee 37203.

~~TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, his heirs and assigns, forever.~~

Grantee agrees to indemnify and hold Grantor harmless from any and all damages, liabilities, cost and expenses (including reasonable attorney's fees) relating to the operation of the Property prior to the date of this deed, including, but not limited to, any such damages, liabilities, costs and expenses relating to any violation of any environmental law, regulation, ordinance or code.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer on this 28 day of March, 1989.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF June 1993.

Deputy Register

BENEFITSMEDIA, INC.

By: _____

Its: PRESIDENT

(original signature below)

BEING THE SAME PROPERTY CONVEYED TO BENEFITSMEDIA INC OF RECORD IN BOOK 7090 PAGE 331.

NASHVILLE DAVIDSON COUNTY, TENNESSEE. JUNE 10, 1993

Sylvia L. Rogers Notary Public

My Commission Expires July 24, 1993

J. F. SWYGERT, JR.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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29049

IDENTIFICATION REFERENCE

JUN 10 2 20 PM '93

DAVIDSON COUNTY, TN

6140 06/10 0101 01CASH 8.00