Box 37
LL

BOOK 9160 PAGE 143

FROM: James W. Ayers

TO: IAEA BENEFIT TRUST

This instrument prepared by:
BOULT, CUMMINGS, CONNERS & BERRY
414 Union Street, Suite 1600
Nashville, Tennessee 37219

Address New Owner:
IAEA Benefit Trust
3200 West End Ave
Suite 500
Nashville, TN 37203

Send Tax Statements To:
Same

Map-Parcel No.
Map 159-01-0
Parcel 025.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $70,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of November, 1993.

Notary Public

My Comm. Expires: September 16, 1995

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 of which is hereby acknowledged, James W. Ayers, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey to IAEA Benefit Trust, hereinafter called the GRANTEE, its successors and assigns, that 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 said EXHIBIT A.

This is unimproved property known as 1444 Beddington Park, Nashville, Tennessee 37215.

This property is not the principal place of residence of Grantor.

TO HAVE AND TO HOLD the said real property together with all 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 and assigns, 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.

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed on the 19 day of November, 1993.

JAMES W. AYERS

STATE OF TENNESSEE)
COUNTY OF Decatur)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James W. Ayers, 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 Parsons, Tennessee, this the 19 day of November, 1993.

NOTARY PUBLIC

My Commission Expires: 7-23-96

88504/MMP
003848-005/ 11/18/93

EXHIBIT A

PROPERTY DESCRIPTION AND PERMITTED ENCUMBRANCES

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Hound's Run as of record in Plat Book 6900, pages 167-171, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to James W. Ayers by deed from First Bank, Lexington, TN, of record in Book 9092, page 352, Register's Office for Davidson County, Tennessee.

Subject to the following:

1. Matters shown on the Plan of record in Book 6900, pages 167-171, said Register's Office.

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7079, page 995, said Register's Office.

3. Rights of others in and to the common areas.

4. Metro Davidson County taxes for 1993, a lien now due and payable.

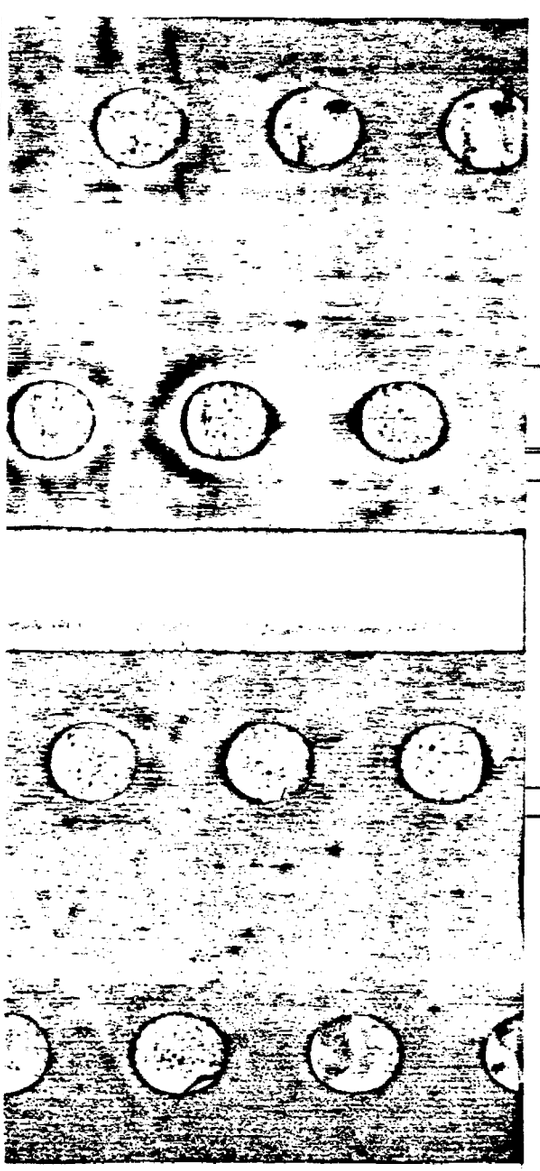
1338 11/22 0101 03CHECK 272.00

93 NOV 22 PM 2:59
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

93460
IDENTIFICATION REFERENCE

3

88504/MMP
003848-005/ 11/22/93



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

RECEIVED OF _____

FOR _____

BOOK 9160 PAGE 146

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 70000.00
CON TX 259.00
PRFEE 1.00
WDEED 12.00
TOTAL 272.00
CHECK 272.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 1338

88460
IDENTIFICATION REFERENCE

93 NOV 22 PM 2:59
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 725076