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Box 44

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Leon May, Trustee
Affiant

Subscribed and sworn to before me this 29 day of December, 1993.

Jane L. Brown

My Commission Expires: 11-26-94

This instrument prepared by:
George V. Crawford, Jr.
Gullett, Sanford, Robinson & Martin
430 Fourth Avenue North
Third Floor
P.O. Box 198888
Nashville, TN 37219-8888

Address new owner:	Send Tax Bills To:	Map/Parcel Number
Leon May, Trustee 230 Ensworth Avenue Nashville, TN 37205	SAME	105-10-072 16W 14237

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BUSINESS MEN'S ASSURANCE COMPANY OF AMERICA** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **LEON MAY, TRUSTEE**, with full power to convey, mortgage, assign, lease, and transfer without the joinder of any beneficiary, hereinafter called the Grantee(s), its successors, heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 2 of Davidson Equipment, Inc. Subdivision of record in Book 6900, page 42, Register's Office for said County, described as follows:

Beginning at an iron pin in the westerly right-of-way margin of the L & N Railroad property, said iron pin being the southeast corner of the Norvell & Wallace property; thence with said right-of-way S 9 deg. 05' 18" E 327.42 feet to an iron pin, the centerline of Arglye Avenue (now closed by Council Bill 74-954); thence with said line N 82 deg. 55' 35" W 465.45 feet to an iron pin in the easterly right-of-way of I-65; thence with said right-of-way N 1 deg. 13' 30" W 296.53 feet to a concrete monument; thence S 85 deg. 13' E 120.0 feet to a point; thence N 4 deg. 33' W 20.49 feet to a point; thence S 82 deg. 12' 08" E 301.38 feet to the point of beginning, containing 3.16 acres, more or less.

There is included in the above described property a 50 foot and a 30 foot ingress and egress easement running along the western and southern margin of this property, said easement recorded in Book 5945, page 419, Register's Office for Davidson County, Tennessee.

There is also a 12 foot ingress and egress easement running along the southern margin of this lot being created by the recording of the Davidson Equipment, Inc. Subdivision.

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 8913, page 561, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Restrictive covenants contained in instrument of record in Book 4220, page 723, and Book 4701, page 320, Register's Office for said County.

2. Matters shown on the Plan of record in Book 6900, page 42, Register's Office for said County.

3. Ingress and egress easement of record in Book 5945, page 419, Register's Office for said County.

4. Easements and other rights retained by the Metropolitan Government of Nashville and Davidson County in and to that portion of Argyle Avenue, now closed, as set out in Metro Ordinance No. 74-954.

5. Easements and other rights retained by the Metropolitan Government of Nashville and Davidson County in and to that portion of Argyle Avenue, now closed, as set out in Metro Ordinance No. 81-748.

This is improved property known as 720 Argyle Avenue, Nashville, TN 37203.

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(s) heir heirs/successors and assigns, forever; and it does covenant with the said Grantee(s) 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 it does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee(s), their 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 our hands this 27th day of December, 1993.

BUSINESS MENS' ASSURANCE COMPANY OF AMERICA

By: Charles Durbin

Name: CHARLES DURBIN

Title: MORTGAGE VICE PRESIDENT

STATE OF MISSOURI)
COUNTY OF Jackson)

0159 12/30 0101 03CHECK 1304.00

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Durbin with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Mortgage Vice President of 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 27 day of December, 1993.

Deann R. Baird
Notary Public

My Commission Expires: _____

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

0007079.01 -2-

FILED & RECORDED IN REGISTER
DAVIDSON COUNTY, TN.
93 DEC 30 PM 12:20

02374
IDENTIFICATION REFERENCE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 350000.00
CON TX 1295.00
PRFEE 1.00
WDEED 8.00
TOTAL 1304.00
CHECK 1304.00

12/30/93 01 13:21 0001 0159

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02374
IDENTIF. & REFERENCE

93 DEC 30 PM 12:20

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 740091