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

Re-Record to correct the Notary Acknowledgment, see page 2****

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.

RE-RECORD BOOK 9251 PAGE 34

~~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.

D. Chandler
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 Oct. 24 1992

J. F. SWYGERT, JR.

BOOK 9251 PAGE 35

RE-RECORD

BOOK 8978 PAGE 42

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, personally appeared J. Frank Swygert, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the President of BenefitsMedia, Inc., a Tennessee Corporation, the within named bargainor, and that he as such President, being authorized to to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such President, and who further acknowledged that this transfer does not render the corporation insolvent, that this is not the sole asset of the corporation, and that this conveyance is for the purpose of making a re-conveyance of the herein described property to the said J. Frank Swygert, Jr., who was the grantor in that certain Quitclaim deed to BenefitsMedia, Inc. as of record at Book 7090, page 331, said Register's Office, J. F. Swygert, Jr. being one and the same person as J. Frank Swygert, Jr.

WITNESS my hand and official seal at Nashville, Tennessee, on this 14th day of February 1994.

My Commission expires: 1-27-96

2 9 0 4 9

IDENTIFICATION/REFERENCE

JUN 10 2 28 PM '93

DAVIDSON COUNTY, TN

18333

IDENTIFICATION/REFERENCE

RE-RECORD

PICK-UP

6228 02/16 0101 03CHECK 8.00

6140 06/10 0101 01CASH 8.00