BOOK 9548PG595

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
I.S.C., L.P. 4521 Trousdale Drive Nashville, TN 37204	same	132-12-4

This instrument prepared by: DAVID B. GRAY
144 Second Avenue North, Suite 203, Nashville, Tennessee 37201

94 DEC 16 PM 4:22
REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

IDENTIF. & REFERENCE

18015

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, B. L. Bennett & Associates, Inc., ("Grantor") has bargained and sold, and hereby transfers and conveys to I.S.C., L.P. ("Grantee"), a Tennessee limited partnership, and its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. All matters shown on survey dated November 30, 1994 prepared by Barge, Waggoner, Sumner & Cannon, Inc.

2. Restrictions and easements as contained in Book 7235, page 244, Register's Office for Davidson County, Tennessee.

3. Storm Water Detention Agreement of record in Book 6691, page 296, Register's Office for Davidson County, Tennessee.

4. Restrictions shown on Plat recorded in Book 7900, page 651, Register's Office for Davidson County, Tennessee.

5. Easement(s) and Building setback(s) as shown on Plat Recorded in Book 7900, page 651, Register's Office for Davidson County, Tennessee.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and its successors and assigns, against the lawful claims of all persons.

This is improved property, known as 4521 Trousdale Drive, Nashville, TN 37204.

EXECUTED this 16th day of December, 1994.

B.L. BENNETT & ASSOCIATES, INC.

By: _____

Title: PRESIDENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, David B. Gray, a Notary Public of the State and County aforesaid, personally appeared Bruce Bennett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence.) and who, upon oath, acknowledged himself to be president of B.L. Bennett & Associates, Inc. the within named bargainor, a Tennessee corporation and that he as such president, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as president

WITNESS my hand and seal, at office in Nashville, Tennessee, this 16th day of December, 1994.

_____
NOTARY PUBLIC

DAVID B. GRAY NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE LARGE

My Commission Expires: 5/25/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $265,000.00

Vicky D Gardner, General Partner
AFFIANT

Subscribed and sworn to before me this 16th day of December, 1994.

NOTARY PUBLIC

My Commission Expires:

5/25/96

gard2war.ded

EXHIBIT A

BEING a parcel of land in Nashville, First Civil District, Thirtieth Councilmanic District, Davidson County, Tennessee, located on the westerly side of Trousdale Drive, South of the CSX Transportation Railroad, being Lot No. 5 as shown on the Plan of Section Seven, Grassmere, as of record in Book 7900, page 651, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey prepared by Barge, Waggoner, Sumner & Cannon, Inc., dated November 30, 1994, File 81-02-34, as follows:

BEGINNING at a point in the westerly right-of-way line of Trousdale Drive, said point being North 39°, 27' East, 920 feet more or less from the centerline of Grassmere Park, as extended;

THENCE, leaving said right-of-way line with the northeasterly line of Lot No. 1 as shown on said plan North 50° 33' West, 96.01 feet to a point in the easterly right-of-way line of the CSX Transportation Railroad;

THENCE, with said line North 39° 47' East, 46.87 feet to a point;

THENCE, continuing with said line with a curve to the right 99.15 feet to a point, said curve having a central angle of 02° 01' 05", a radius of 2,814.93 feet, a tangent of 49.58 feet and a chord of North 40° 14' 01" East, 99.14 feet;

THENCE, leaving said line South 54° 30' East, 89.56 feet to a point in the westerly right-of-way line of Trousdale Drive;

THENCE, with said right-of-way line of with a curve to the right 150.19 feet to a point, said curve having a central angle of 03° 50 '37", a radius of 2,238.85 feet, a tangent of 75.12 feet and a chord of South 37° 31' 49" West, 150.16 feet;

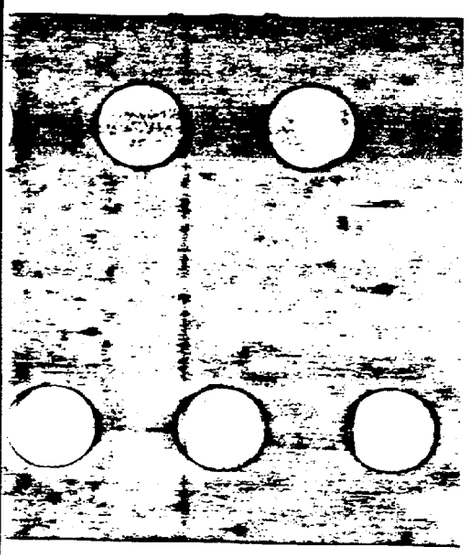
THENCE, continuing with said line South 39° 27' West, 2.09 feet to the point of beginning.

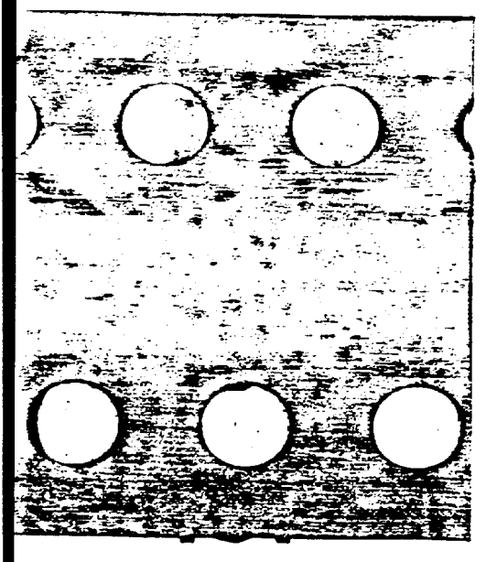
CONTAINING 14,000 square feet or 0.32 acre, more or less.

BEING the same property conveyed to B.L. Bennett & Associates, Inc., by Deed of Record in Book 9225, page 554, Register's Office for Davidson County, Tennessee.

gard2war.exa

98-5 12/16 0101 03CHECK 997.50





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

RECEIVED OF _____

FOR _____

BOOK 9548 PG 599

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
TO - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				265000.00
			CON TX	980.50
			PRFEE	1.00
			WDEED	16.00
			TOTAL	997.50
			CHECK	997.50
12/16/94	01		16:23 0001	3965

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18015
IDENTIF. ↑ REFERENCE

94 DEC 16 PM 4:23
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 863914