Pr 35 345

This Instrument Was Prepared By:
Hugh C. Howser, Jr., Esq.
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

BOOK 9572 PG 726

Address New Owner(s):
Richard Douglas, III
2005 Otter Valley Lane
Nashville, Tn 37215

Send Tax Bills to
New Owner

Tax Information:
Map: 159-01
Parcel: 25

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, IAEA BENEFIT TRUST, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to RICHARD DOUGLAS, III, (the "Grantee"), his heirs and assigns, all that tract or parcel of land described on Exhibit "A" hereto.

This is unimproved property located at 1444 Beddington Park, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and his heirs and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to said Grantee, his heirs and assigns against the lawful claims of all persons.

Whenever used, the singular 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 instrument on this 13th day of January, 1995.

BY: _____
ROSS FULLER, TRUSTEE OF
IAEA BENEFIT TRUST

25931
IDENTIFICATION REFERENCE

95 JAN 17 PM 2:54
REGISTER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ross Fuller, 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 the Trustee 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 13th day of January, 1995.

Notary Public

My Commission Expires: 1-25-97

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $84,000.00.

Richard Dayton Jr
Affiant

Subscribed and sworn to before me,
this 13 day of January, 1995.

Notary Public

My Commission Expires: 1-25-97

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 hereby made for a more complete description.

Being the same property conveyed to IAEA Benefit Trust by deed from James W. Ayers of record in Book 9160, page 143, Register's Office for Davidson County, Tennessee.

EXHIBIT A

1. Taxes for 1995, which have been prorated and assumed by the Grantee.

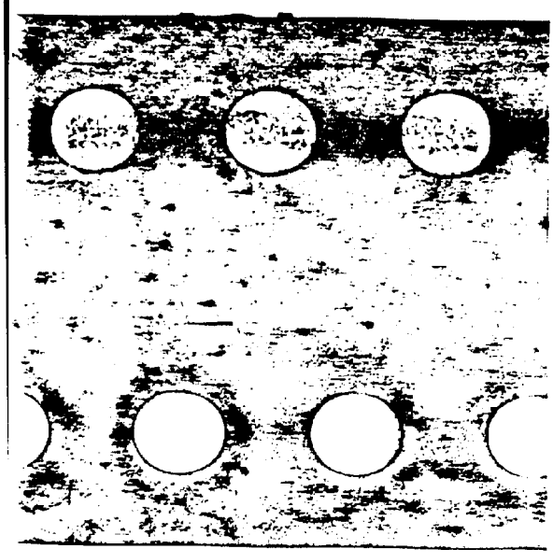
2. All matters appearing the Plan of Hound's Run Subdivision of record in Book 6900, pages 167-171, Register's Office for Davidson County, Tennessee.

3. 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, Register's Office for Davidson County, Tennessee. Affidvait of record in Book 7238, page 736, Register's Office for Davidson County, Tennessee.

4. Charter of Incorporation of Hound's Run Homeowners' Association, Inc. of record in Book 7253, page 992, Register's Office for Davidson County, Tennessee.

96/5 02/17 1101 03CHECK 327.00

EXHIBIT B



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9572 PG 730

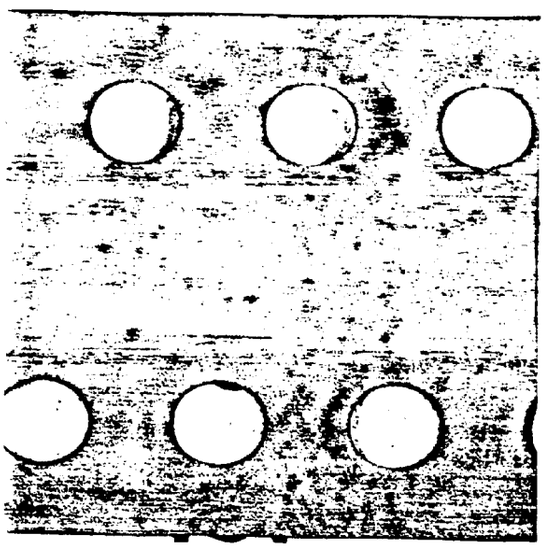
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	84000.00
CON TX	310.80
PRFEE	1.00
WDEED	16.00
TOTAL	327.80
CHECK	327.80

01/17/95 01 14:54 0001 2645

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



25937
IDENTIF. # REFERENCE

95 JAN 17 PM 2:54
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 872477