ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Lewis Investment Company, Inc.	Aegon USA Realty Advisors, Inc.	93-13-68
(NAME) 4467 Pecan Valley Road	(NAME) 4333 Edgewood Road, N.E.	8W 2135
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37218	(STREET ADDRESS) Cedar Rapids, Iowa 52499	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and No One-Hundredths ($10.00) DOLLARS

and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

BOOK 9886 PG 383

Joseph Santoro and wife, Joan Marie Santoro

have bargained and sold, and by these presents do transfer and convey unto the said Lewis Investment Company, Inc.

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See Exhibit A which is attached hereto and incorporated herein by reference.

This conveyance is subject to the Deed of Trust from Faron Young and wife, Hilda Young to Lloyd B. McCain, Trustee, of record in Book 4999, Page 101, Register's Office for Davidson County, Tennessee and the Wrap Around Deed of Trust from Joseph Santoro and wife, Joan Marie Santoro to Faron Young, Trustee of record in Book 6335, Page 589, Register's Office for Davidson County, Tennessee.

7534 12/12 0101 03CHECK 3765.17

0131374

IDENTIF. & REFERENCE

95 DEC 12 PM 2:15

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

unimproved ( )
This is improved (XX) property, known as 1300 and 1302 Division Street (House Number) (Street)
Nashville, Tennessee 37210
(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever 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 12/12 day of December, 19 95.

x Joseph Santoro
JOSEPH SANTORO

x Joan Marie Santoro
JOAN MARIE SANTORO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Cathy J. Futrell, a Notary Public in and for said County and State, the within named Joseph Santoro and wife, Joan Marie Santoro

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of December, 19 95.

My commission expires 1-7-96 Notary Public Cathy J. Futrell

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 1,014,108.90 This is equal to or greater than the property would bring at a fair and voluntary sale.

James A. Lewis

Sworn to and subscribed before me this 12th day of December, 19 95.

My commission expires 1-7-96 Notary Public Cathy J. Futrell

Name	Address
INDEPENDENT TITLE COMPANY	Suite 1704-17th Floor, One Commerce Place Nashville, Tennessee 37239

This Instrument Prepared by: FLYNN AND NEENAN, ATTORNEYS, P.C.
Suite 800, Noel Place
200 Fourth Avenue North
Nashville, TN 37219

WARRANTY DEED

FROM
JOSEPH SANTORO and wife
JOAN MARIE SANTORO

TO
LEWIS INVESTMENT COMPANY, INC.

INDEPENDENT TITLE COMPANY
Suite 1704-17th Floor
One Commerce Place
Nashville, Tn. 37239
242-9612

EXHIBIT A

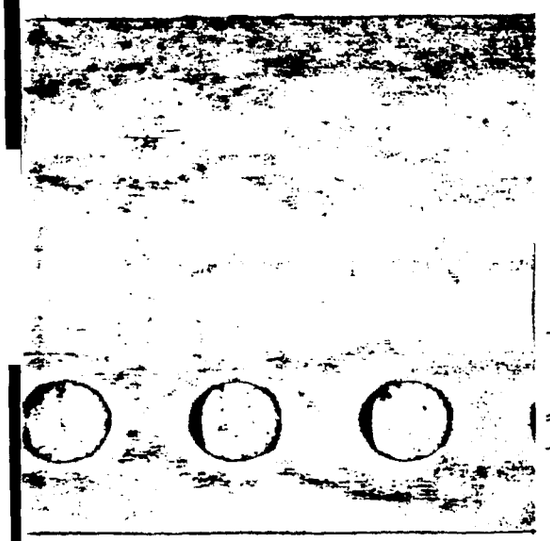
A parcel of land in Davidson County, Tennessee, being parts of Lots Nos. 357, 358, 359, 360, 361, and 362, on the Map of McNairy's West Nashville Plan of Lots of record in Minute Book "C", pages 136 and 137 of the Chancery Court at Nashville, and described according to a survey made by John Kohl, dated January 20, 1976, as follows:

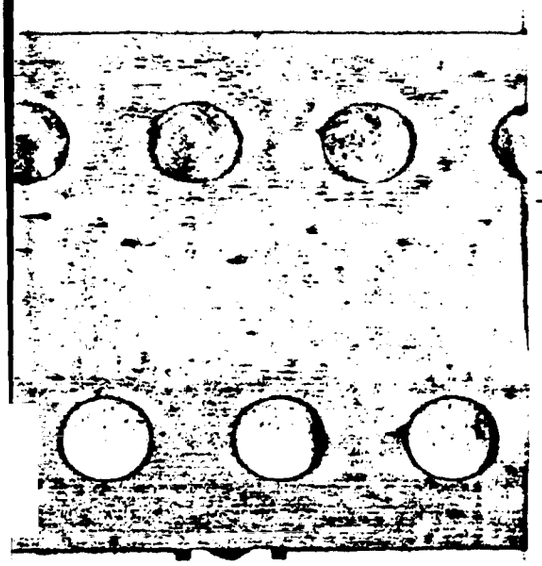
Beginning at an iron pin at the intersection of the northern right-of-way of Pine Street and the northern right-of-way of Division Street (as widened) and proceeding as follows: North 62 degrees, 30 minutes East, a distance of 87.94 feet to an iron pin, said pin being 0.6 feet south and 0.2 feet west of a state right-of-way marker located on the westerly right-of-way of Interstate 40, thence; North 26 degrees 55 minutes 30 seconds West, a distance of 174.80 feet to an iron pin in the south right-of-way of a 15.0 foot alley, said pin being 0.2 feet north and 1.5 feet west of a state right-of-way marker located on the westerly right-of-way of Interstate 40, thence; South 62 degrees 34 minutes 38 seconds West a distance of 270.92 feet to an iron pin in the south right-of-way of said alley, thence; in a southerly direction along a curve to the left a distance of 50.36 feet to an iron pin in the right-of-way of Division Street (as widened) and more fully described as follows: A radius of 20.00 feet, a distance of 50.36 feet, thence; South 81 degrees 44 minutes 39 seconds East, a distance of 237 feet to the point of beginning and containing 0.828 acres, more or less, as per survey by Freeman and Morris, Inc., dated February 11, 1975.

Being the same property conveyed to Joseph Santoro and wife Joan Marie Santoro by Warranty Deed from Faron Young and wife, Hilda Young, of record in Book 6335, Page 584, Register's Office for Davidson County, Tennessee.

Being the same property conveyed in the Deed of Correction to Joseph Santoro, and wife Joan Marie Santoro, of record in Book 9883, Page 887, said Register's Office.

JMS





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

RECEIVED OF _____

FOR _____

BOOK 9886 PG 386

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 1014108.90
CON TX 3752.17
PRFEE 1.00
WDEED 12.00
TOTAL 3765.17
CHECK 3765.17

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 7534

0131374
IDENTIF. # REFERENCE

95 DEC 12 PM 2:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 986002