BOOK 9916PG276

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Scott T. Sohr and Becky F. Sohr P.O. Box 150567 Nashville, TN 37215-0567	Same as owner	132-12-4
This instrument prepared by: DAVID B. GRAY 144 Second Avenue North, Suite 203, Nashville, Tennessee 37201		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **I.S.C., L.P.** ("Grantor") has bargained and sold, and hereby transfers and conveys to **Scott T. Sohr and Becky F. Sohr,** (collectively the "Grantee"), as tenants in common with ownership interests of fifty percent (50%) and fifty percent (50%), respectively, and their respective heirs 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, their respective heirs and assigns, forever.

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

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. Restrictions and easements as contained in Book 7235, page 244.

3. Restrictions shown on Plat recorded in Book 7900, page 651.

4. Easement(s) and Building setback(s) as shown on Plat recorded in Book 7900, page 651.

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

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 their respective heirs and assigns, against the lawful claims of all persons.

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

EXECUTED as of the 12th day of January, 1996.

I.S.C., L.P.

By: _____
Vicky S. Gardner, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, David B. Gray, a Notary Public of the State and County aforesaid, personally appeared Vicky S. Gardner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence.) and who, upon oath, acknowledged herself to be general partner of I.S.C., L.P., the within named bargainor, a Tennessee limited partnership, and that she as such general partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership, by herself as general partner.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 12th day of January, 1996.

_____
NOTARY PUBLIC

DAVID B. GRAY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 5/25/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $270,000.00.

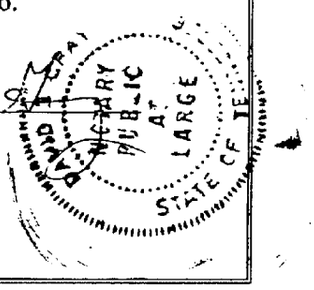
AFFIANT

Subscribed and sworn to before me this 12th day of January, 1996.

NOTARY PUBLIC

My Commission Expires:

5/25/96



gardner4.wd

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 of Davidson County and being more particularly described as follows:

BEGINNING at a point in the westerly right-of-way line of Trousdale Drive, said point being N 39° 27' E, 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. 6 as shown on the plan of Resubdivision of Lot No. One, Grassmere, Section Seven as of record in Book 7900, Page 797, Register's Office of Davidson County, N 50° 33' W, 96.01 feet to a point in the easterly right-of-way line of the CSX Transportation Railroad;

THENCE, with said line N 39° 47' E, 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 N 40° 14' 01" E, 99.15 feet;

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

THENCE, with said right-of-way line 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 S 37° 31'49" W, 150.16 feet;

THENCE, continuing with said line S 39° 27' W, 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 I.S.C., L.P., by Deed of Record in Book 9548, page 595, Register's Office for Davidson County, Tennessee.

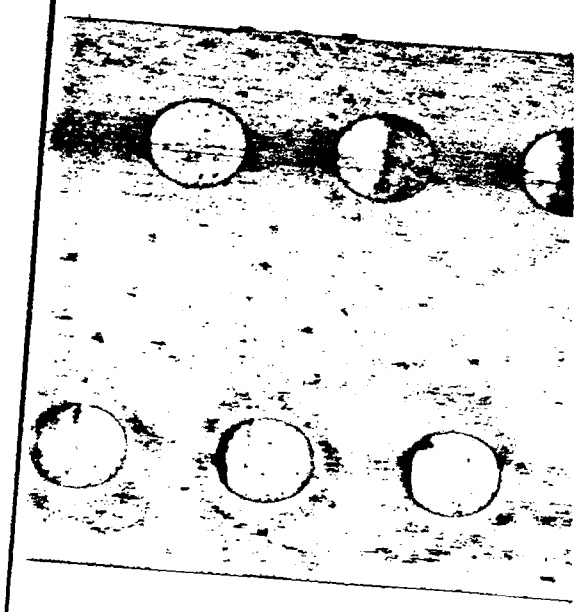
gard4wd.exa

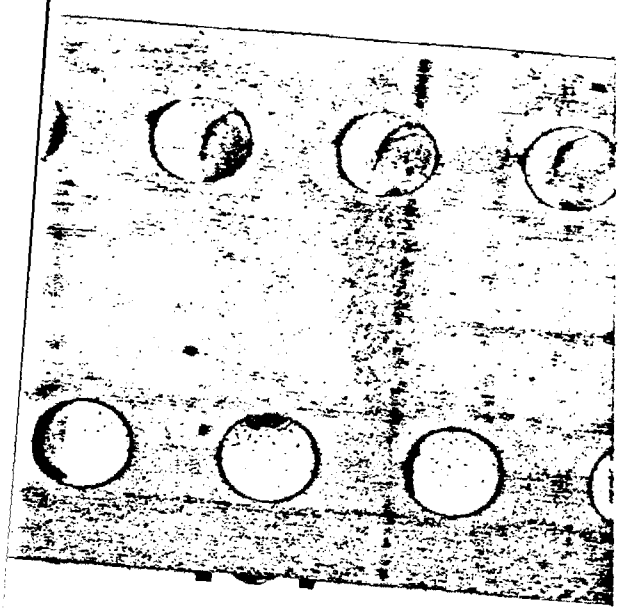
PICK-UP

95 JAN 12 11:12:40
DAVIDSON COUNTY TN

7317 01/12 2101 03CHECK 1016.00

011010
IDENTIFICATION REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 9916 PG 280

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
270000.00
CON TX 999.00
PRFEE 1.00
WDEED 16.00
TOTAL 1016.00
CHECK 1016.00

01 12/96 01 12:40 0001 7317

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0140410
IDENTIFICATION REFERENCE

96 JAN 12 PM 1:40

FELIX Z. WILSON, II
DAVIDSON COUNTY

No. 995631