FILE BOX 57

GENERAL WARRANTY DEED BOOK 10414 PG 753

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
Zycron Computer Services, Inc. 2620 Clarksville Highway Nashville, TN 37208	Same	Map: 81-02 Parcel: 198

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Thomas F. Krengel**, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Zycron Computer Services, Inc.** (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Beginning at an iron pin in the east right of way margin of Clarksville Highway, said pin being 359.85 feet north of the intersection of the northern right of way margin of 26th Avenue North and the eastern right of way margin of Clarksville Highway; thence with said right of way N 56 deg. 43' 49" W 100.0 feet to an iron pin; thence leaving said right of way N 33 deg. 17' 24" E 190.72 feet to a point; thence S 58 deg. 12' 53" E 100.0 feet to a point; thence S 33 deg 16' 42" W 193.31 feet to the point of beginning, containing 0.44 acres, more or less.

Being the same property conveyed to Thomas F. Krengel by deed from E.B. Smith of record in Book 7434, page 403, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for 1997, which have been prorated and are assumed by the Grantee.

2. Ten foot sewer easement as shown on plan of record in Book 6210, page 704, Register's Office for Davidson County, Tennessee.

3. Conveyance of sewer line of record in book 4179, page 663, Register's Office for Davidson County, Tennessee.

4. Matters shown on the plan of record in Book 6200, page 704, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever.

And the Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as set forth above.

And the Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

The property conveyed hereby is commercial property and is not the principal residence of the Grantor.

IN WITNESS WHEREOF, the undersigned Grantor has executed this General Warranty Deed as of April 10, 1997.

Thomas F. Krengel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Thomas F. Krengel**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the 10th day of April, 1997.

NOTARY PUBLIC

KIM L. WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:_____

My Commission Expires NOV. 25, 2000

BOOK 10414 PG 755

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 225,000.00 .

Affiant

Subscribed and sworn to before me this 10th day of April, 1997.

Notary Public

My commission expires:

KIM L. WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2000

This instrument prepared by
Thomas C. Scott
TUNE, ENTREKIN & WHITE
21st Floor, First American Center
Nashville, Tennessee 37238-0091

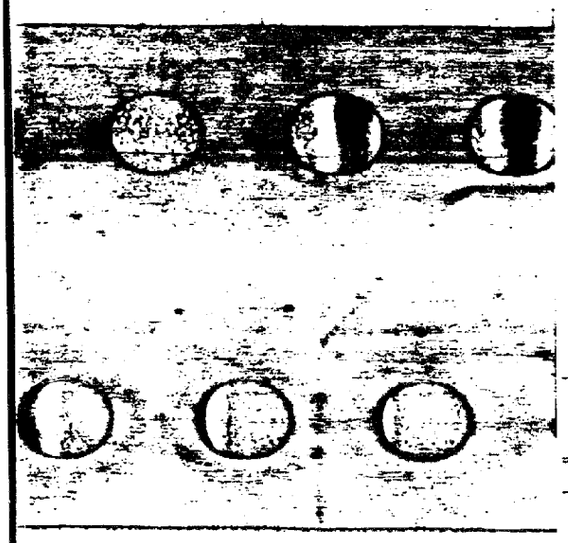
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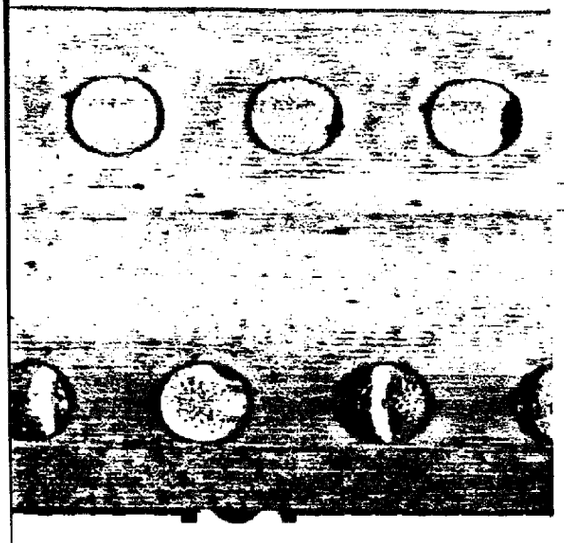
0293692
IDENTIF. ↑ REFERENCE

97 APR 11 PM 4:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

8653 04/11 0101 03CHECK 845.50

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED





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

RECEIVED OF _____

FOR _____

BOOK 10414 PG 756

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	
				225000.00
			CON TX	832.50
			PRFEE	1.00
			WDEED	12.00
			TOTAL	845.50
			CHECK	845.50

04/11/97 01 16:19 0001 8653

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0293692
IDENTIF. ↑ REFERENCE

97 APR 11 PM 4:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1138856