THIS DEED OF CONVEYANCE, executed and delivered by PHILLIP EDWARD ARRINGTON, a single man, hereinafter called the Grantor, to PETER MARCUM, DBA I. A. B., Inc., hereinafter called the Grantee;

WITNESSETH: THAT, for the consideration of Ten ($10.00) Dollars cash and other valuable consideration, receipt of which is hereby acknowledged, I, the said Grantor have this day bargained and sold and do by these presents hereby sell, transfer and convey unto the said Grantee, heirs and assigns, certain tracts or parcels of land situate in the 13th Civil District of Davidson County, Tennessee, described as follows, to-wit:

PARCEL NO. 1: A tract of land in the 13th Civil District of Davidson County, Tennessee, being a part of the Treppard Tract, J. R. Coarsey, Trustee, and all of Lot No. 114, Treppard Heights Subdivision, Section No. 7 of record in Book 2900, page 13, Register's Office for Davidson County, Tennessee, and the westerly one-half (1/2) of Lot No. 115, said Treppard Heights Subdivision, described as follows: BEGINNING at an iron pin in the northerly margin of Hummingbird Drive; said iron pin being the southerly corner between Lot No. 113 and Lot No. 114, said Treppard Heights Subdivision, Section No. 7, and running North 2 deg. 50 min. West 298 feet to an iron pin; thence North 23 deg. 35 min. West 454.9 feet to an iron pin; thence North 61 deg. 00 min. East 210.3 feet to an iron pin; thence South 19 deg. 21 min. East 409.8 feet to an iron pin; thence South 34 deg. 05 min. East 350.5 feet to an iron pin in the northerly R.O.W. line of Hummingbird Drive; thence westerly along a curve having a radius of 983.2 feet 222.5 feet to the point of beginning, containing 3.07 acres, more or less.

BEING the same property conveyed to Elizabeth M. Arrington by deed from William J. Faimon, Trustee, of record in Book 4932, Page 677, Register's Office for Davidson County, Tennessee.

PARCEL NO. 2: A tract of land in the 13th Civil District of Davidson County, Tennessee, being a part of the Treppard Tract, J. R. Coarsey, Trustee, and all of Lot No. 116, Treppard Heights Subdivision Section 7, of record in Book 2900, page 13, Register's Office for Davidson County, Tennessee, and the easterly one-half (1/2) of Lot No. 115, said Treppard Heights Subdivision, described as follows: BEGINNING at an iron pin in the northerly right of way line of Hummingbird Drive, said iron pin being the southwesterly corner of Lot No. 117, Treppard Heights Subdivision, Section 7 and running along said right of way line westerly on a curved line having a radius of 983.2 feet 222.5 feet to an iron pin; thence North 2 deg. 50 min. West 350.5 feet to an iron pin; thence North 19 deg. 21 min. West 409.8 feet to an iron pin; thence North 79 deg. 00 min. East 200 feet to an

This deed was prepared by
Robert Michael Crawford
Attorney
Springfield, Tennessee

Send Tax Bills to:
Peter Marcum, DBA I.A.B.
5007 Fountain Head Drive
Brentwood, TN 37027

Map 59-13, Parcels 9, 163, 11, 172, 173

iron pin; thence South 8 deg. 55 min. East 341.6 feet to an iron pin; thence South 46 deg. 45 min. East 340 feet to the point of beginning containing 2.79 acres, more or less.

BEING the same property conveyed to Elizabeth M. Arrington by deed from William J. Faimon, Trustee, of record in Book 4932, page 679, Register's Office for Davidson County, Tennessee.

And, the said Elizabeth M. Arrington died testate, a citizen and resident of Davidson County, Tennessee, on November 26, 1991 and in her Last Will and Testament appearing of record in Will Book 178, Page 314, Probate Court for Davidson County, Tennessee, all of her right, title and interest in and to the above described property was devised to her son, Phillip Edward Arrington.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns, forever. The Grantor covenants with the Grantee, heirs and assigns: (1) That he is lawfully seized in fee of said premises; (2) That he has a good and perfect right to make this conveyance; (3) That said premises are unincumbered; and (4) That he will warrant and defend the title in and to said land against the lawful claims and demands of all persons whomsoever.

DONE, this the 23 day of April, 1997.

PHILLIP EDWARD ARRINGTON

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PHILLIP EDWARD ARRINGTON, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes contained therein.

Witness my hand and seal of office, this 23 day of April, 1997.

NOTARY PUBLIC

My commission expires: 7-19-98

STATE OF TENNESSEE)
COUNTY OF Robertson)

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $45,000.00 , which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

X _____
AFFIANT

SUBSCRIBED and SWORN to before me, this 29th day of April, 1997.

_____
REGISTER or NOTARY PUBLIC

My commission expires: 1/24/98

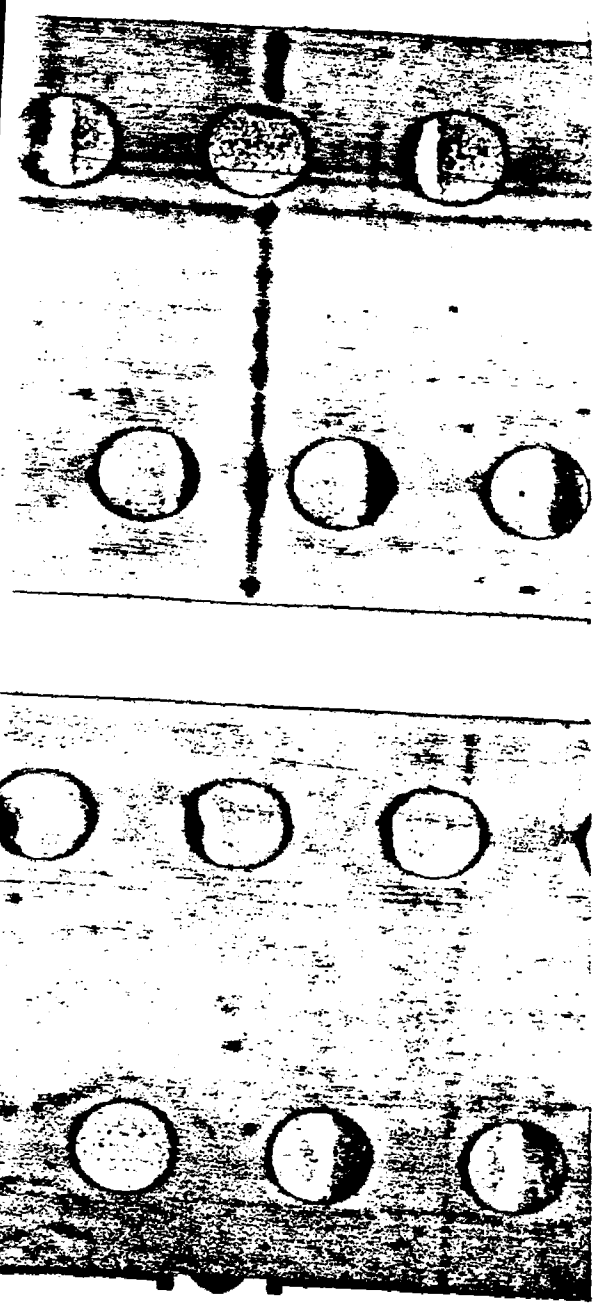
0301649

IDENTIFICATION REFERENCE

97 MAY -5 PM 3:29

ROBERTSON COUNTY, TN

7403 05/05 0101 03CHECK 179.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10443 PG 72

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 45000.00
CON TX 166.50
PRFEE 1.00
WDEED 12.00
TOTAL 179.50
CHECK 179.50

05/05/97 01 15:32 0001 7403

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03016 49
IDENTIF. # REFERENCE

97 MAY -5 PM 3:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 114747