26-B

BOOK 10740 PG 842

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.]
[Realty & Investment Solution LLC	[NEW OWNER	[ ]
[1904 Longview Court	[	[Map 104-5]
[Mt. Juliet, TN 37122	[	[Parcel 365]
[		]
[This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont		]
[Boulevard, Suite 115, Nashville, Tennessee 37205		]
[97-12-4743		]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, ICUS, Inc., a Tennessee Corporation, (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, Realty & Investment Solutions LLC, (the "Grantee"), Grantees heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 276 ON THE MAP OF RICHLAND REALTY COMPANY'S SECOND SUBDIVISION "B" AS SHOWN ON THE PLANS OF RECORD IN BOOK 332, PAGES 92 AND 174, REGISTER'S OFFICE FOR DAVIDSON COUNTY, AND DESCRIBED ACCORDING TO A SURVEY DATED JANUARY 18, 1956, BY T.R. SANFORD, SURVEYOR, AS FOLLOWS:

BEGINNING IN THE WESTERLY MARGIN OF PARK CIRCLE AT THE COMMON FRONT CORNER OF LOTS NOS. 275 AND 176 AND RUNNING THENCE WESTWARDLY 203 FEET, ALONG THE DIVIDING LINE BETWEEN SAID LOTS, TO THE COMMON REAR CORNER OF SAID LOTS ON THE EASTERLY MARGIN OF A 15 FOOT ALLEY, THENCE ALONG THE EASTERLY MARGIN OF SAID ALLEY, NORTHWARDLY 10 FEET TO THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED FROM HAROLD BROOKS ET UX TO W. DAVID SANDERS BY DEED OF RECORD IN BOOK 2539, PAGE 63, RODC; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SANDER'S PROPERTY WHICH LINE PARALLEL WITH THE SOUTHERLY LINE OF LOT NO. 276, A DISTANCE OF 65 FEET TO SANDER'S SOUTHEASTERLY CORNER; THENCE NORTHWARDLY ALONG SANDER'S EASTERLY LINE AND PARALLEL WITH THE EASTERLY MARGIN OF SAID 15 FOOT ALLEY, 91.7 FEET TO SANDER'S NORTHEASTERLY CORNER IN THE SOUTHERLY MARGIN OF MURPHY ROAD; THENCE EASTWARDLY, ALONG THE SOUTHERLY MARGIN OF MURPHY ROAD, 146.2 FEET TO THE SOUTHWESTERLY CORNER OF THE INTERSECTION OF MURPHY ROAD AND PARK CIRCLE, BEING THE NORTHEASTERLY CORNER OF LOT NO. 276; THENCE SOUTHWARDLY ALONG THE WESTERLY MARGIN OF PARK 74.5 FEET, MORE OR LESS, TO THE BEGINNING.

INCLUDED BUT EXCLUDED FROM THE ABOVE DESCRIBED PROPERTY IS THAT PORTION CONVEYED TO THE STATE OF TENNESSEE FOR THE USE AND BENEFIT OF THE DEPARTMENT OF TRANSPORTATION BY DEED FROM THOMAS PITT, OF RECORD IN BOOK 4807, PAGE 880, RODC, TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PART OF LOT NO. 276 OF RICHLAND REALTY COMPANY'S DIVISION "B", AS OF RECORD IN SUBDIVISION BOOK 161, PAGE 151, RODC, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING AT THE INTERSECTION OF THE SOUTH DEDICATED RIGHT-OF-WAY LINE OF MURPHY ROAD AND THE WEST DEDICATED RIGHT-OF-WAY LINE OF PARK CIRCLE, THENCE WITH THE WEST DEDICATED RIGHT-OF-WAY LINE OF PARK CIRCLE, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 2,229.86 FEET FOR 74.5 FEET TO A POINT IN THE PROPOSED RIGHT-OF-WAY LINE OF INTERSTATE ROUTE I-440; THENCE NORTH 2 DEGREES 17' WEST FOR 87.4 FEET TO A POINT IN THE SOUTH DEDICATED RIGHT-OF-WAY LINE OF MURPHY ROAD SOUTH 82 DEGREES 49' EAST FOR 70.5 FEET BACK TO THE POINT OF BEGINNING AND CONTAINING 5,690 SQUARE FEET.

BEING THE SAME PROPERTY CONVEYED TO ICUS, INC., A TENNESSEE CORPORATION BY WARRANTY DEED FROM DAVID E. CYPRESS, MARVIN C. CYPRESS, LAURENCE L. CYPRESS, MANDELL L. CYPRESS AND JEROME B. GUTTMAN AS OF RECORD IN BOOK 10714, PAGE 373, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as **3501 Murphy Road, Nashville Tennessee 37205.**

7012 12/31 0101 03CHECK 295.38

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for
[this transfer is $77,400.00.

Carolyn Sue Puckett
Affiant

[Subscribed and sworn to before me this
[30th day of December, 1997

Notary Public

[My Commission Expires: 1-24-98

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

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

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantees heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 30th day of **December**, 1997.

ICUS, Inc.
by: For Icus, Inc.

FELIX E. DE BORDE, REGISTER
DAVIDSON COUNTY, TN.
97 DEC 31 AM 10:16

IDENTIF. & REFERENCE
0385431

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Lisa Chapman** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Pres of ICUS, Inc., a corporation, and that she as such Pres executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as Pres.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of December, 1997.

NOTARY PUBLIC

My Commission Expires: 1-24-98

A:\BOYD\WARRDEED\ICUB.WD

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10740 PG 844

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 77400.00
CON TX 286.38
PRFEE 1.00
WDEED 8.00
TOTAL 295.38
CHECK 295.38

12/31/97 01 10:18 0001 7012

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0385431
IDENTIF. # REFERENCE

97 DEC 31 AM 10: 16

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1237708