BOOK 10900 PG 796

Box 19A

WARRANTY DEED

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NUMBER
ICUS, Inc. 3731 Central Avenue Nashville, TN 37205	SAME	Map 083-01-0 Parcel 236.00

THIS INSTRUMENT PREPARED BY:

ROLLIE L. WOODALL
Attorney at Law
213 Third Avenue, North
Nashville, Tennessee 37201-1628
615/254-3446

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $52,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF APRIL, 1998.

Notary Public

MY COMMISSION EXPIRES: AUGUST 14, 2001.

ROLLIE L. WOODALL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

797

FOR AND IN CONSIDERATION OF the sum of fifty seven thousand five hundred and no one-hundredths Dollars ($57,500.00) and other good and valuable consideration paid by ICUS, Inc., a Tennessee corporation, (hereinafter referred to as "Grantee") to John P. Ayers, (hereinafter referred to as "Grantor"), the receipt and sufficiency of which is hereby acknowledged, Grantor has bargained and sold, and does hereby transfer and convey, unto the said Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 20 on the Plan of Petway's Subdivision, of Hobson Property, as of record in Plan Book 2, Page 42, Chancery Court at Nashville.

SAID Lot No. 20 fronts 50 feet on Petway Avenue and runs back between parallel lines 246 feet to an alley in the rear.

BEING the same property conveyed to John P. Ayers by deed from Randy N. Clark and wife, Marsha G. Clark, of record in Book 6323, Page 918, said Register's Office for Davidson County, Tennessee.

98 APR 27 AM 10:24
CLERK & MASTER/REGISTER
DAVIDSON COUNTY, TN.

04296 09
IDENTIF. & REFERENCE

This is improved property known as 1021 Petway Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the hereditaments, appurtenances, estate, title, and interest thereto appertaining to the said Grantee, its successors and assigns, forever.

AND the Grantor does hereby covenant with the Grantee, its successors and assigns, that he is lawfully seized in fee simple; has full power, authority, and right to convey the same; and that said premises are unencumbered except: (a) 1998 property taxes, which have been prorated and assumed by Grantee; (b) zoning limitations, and easements and restrictions of record; and (c) rights of persons in possession. Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Judy A. Ayers joins in this deed to convey to Grantee all of her right, title, and interest in and to the said improved real property, but not further or otherwise.

IN WITNESS WHEREOF, the parties have set their hands and seal, on this the 24th day of April, 1998.

JOHN P. AYERS

JUDY A. AYERS

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Personally appeared before me, Rollie L. Woodall, a Notary Public in and for said County and State, John P. Ayers and wife, Judy A. Ayers, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

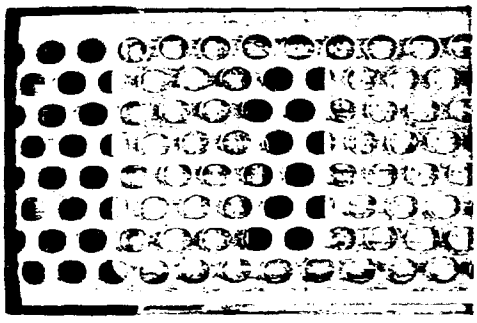
Witness my hand and official seal at Nashville, Tennessee, this 24th day of April, 1998.

NOTARY PUBLIC

My Commission Expires: August 14, 2001.

ROLLIE L. WOODALL NOTARY PUBLIC AT LARGE SUMNER COUNTY

8487 04/27 01:01 03CHECK 203.25



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

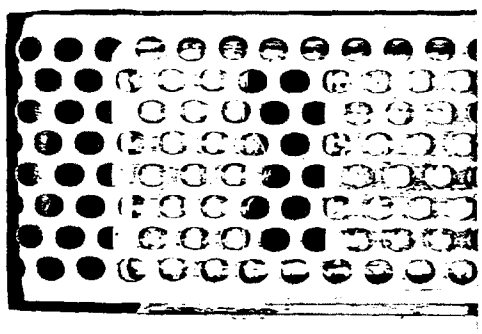
BOOK 10900 PG 798

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 52500.00
CON TX 194.25
PRFEE 1.00
WDEED 8.00
TOTAL 203.25
CHECK 203.25
04/27/98 01 10:25 0001 8487

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0429609

IDENTIF. ^ REFERENCE

98 APR 27 AM 10:24

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1284596