Box 42

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 11284 PAGE 966

STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 5th DAY OF January, 19 99

NOTARY PUBLIC

My Commission expires:

THIS INSTRUMENT PREPARED BY

Robert F. Doyle, Attorney 613 Woodland St., Nashville, Tennessee. 37206
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
The Institute of Learning Research,Inc (NAME)	The Institute of Learning Research, Inc. (NAME)	Map 133-60
3710 N. Natchez Ct.	3710 N. Natchez Ct.	Parcel 257
(ADDRESS) Nashville, TN. 37211	(ADDRESS) Nashville, TN. 37211	6DA-84614
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 38,000.00 **cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we**

CLARENCE M. BEATY, JR., a single person

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

THE INSTITUTE OF LEARNING RESEARCH, INC.

hereinafter called the GRANTEES, their heirs 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. 5 of the North Natchez Park Subdivision as of record in Book 4175, page 32, Register's Office for Davidson County, Tennessee.

Beginning at a point on the northerly side of Natchez Court; thence North 26 deg. 25 min. 31 sec. West, 123.89 feet; thence in a southwesterly direction 107.4 feet to the easterly margin of North Natchez Court; thence in a southeasterly direction along the easterly margin of North Natchez Court 98.89 feet to a point, then around a curve to the left, which is the northeasterly corner of Natchez Court and North Natchez Court, 39.27 feet to a point; thence in a northeasterly direction along the northerly margin of Natchez Court 82.04 feet to the beginning.

Being the same property conveyed to Clarence M. Beaty, Jr. by deed from Mary Jo Fagan, Trustee of record in Book 7335, page 930, said Register's Office.

unimproved ( )

This is improved (XX) **property, known as** 3720 N. Natchez Ct., Nashville, TN. 37211
(House Number) (Street) (City) (State) (Zip)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 5th **day of** January, **19** 99.

Clarence M. Beaty Jr.

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of Davidson }

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

Witness my hand and official seal at office this 5th day of January, 1999.

My Commission expires:
5/28/2000

Notary Public

STATE OF TENNESSEE }
County of }

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

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

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

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

0533461

IDENTIF. & REFERENCE

99 JAN -6 PM 12:35
GILL GARRETT REGISTER
DAVIDSON COUNTY, TN

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

01/06 0101 03CHECK 714.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CASH

	190000.00
CON TX	703.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	714.00
CHECK	714.00

01/06/99 01 12:32 0001 9292

053461
IDENTIF. & REFERENCE

99 JAN -6 PM 12:35
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1408672