THIS INSTRUMENT WAS PREPARED BY
MARTIN & COCHRAN
NASHVILLE, TENNESSEE 37201
BY: [signature]

D E E D

Address of New Owner:	Send Tax Bills to:	Map-Parcel Nos.
Beesley Furniture Company, Inc. c/o Fred W. Beesley, Jr. 2507 Hemingway Dr. Nashville, Tennessee 37215	same	93-6-4 Par 41 & 42 Is

BOOK 5580 PAGE 563

For and in consideration of the sum of One Hundred Thousand Dollars ($100,000.00) paid in cash by Beesley Furniture Company, Inc., the receipt of which is hereby acknowledged, Commerce Union Bank, Executor and Trustee under the will of Fred W. Beesley, Sr., deceased, and Elizabeth Beesley Hubbard have this day bargained and sold, and do hereby transfer and convey unto the said Beesley Furniture Company, Inc., a Tennessee corporation, its successors and assigns, certain real property located in Davidson County, Tennessee, and more particularly described as follows, to wit:

TRACT I:
A certain parcel of real estate located in the 1st Civil District of Davidson County, State of Tennessee, within the corporate limits of the City of Nashville, and which is more particularly described as follows:

Being Lot Number One (1) in the partition of Isaac Allen Property, being a part of Lot Number One (1) in the First Academy Plan, a plan of which partition duly appears of record at page 717, of Book Number 38 of the Register's Office for Davidson County, Tennessee.

Said Lot Number One herein conveyed fronts 29 feet and 6 inches on the southerly side of Broad Street, and runs back between parallel lines, with the easterly margin of Third Avenue, South, formerly College Street, 120 feet to the northerly line of lot number five in said plan.

Being the same property conveyed to W. A. Beesley and wife Bessie C. Beesley by deed from R. Lee Bissinger, F. M. Haber, Arnold Haber, Pauline Haber and Horace J. Haber, of record in Book 1027, page 652, said Register's Office, the said W. A. Beesley having conveyed his interest to Bessie C. Beesley by deed of record in Book 1533, page 27, the said Bessie C. Beesley having since died and devised said property to Fred W. Beesley and Elizabeth Beesley Hubbard by will of Record in Will Book 70, page 31, the said Fred W. Beesley having since died and devised his interest in said property to Commerce Union Bank, Trustee, by Will of record in Will Book 126, page 368, Probate Court Clerk's Office for Davidson County, Tennessee.

TRACT II:

Land in Davidson County, Tennessee, being located within the corporate limits of the City of Nashville, and being Lot No. two (2) on the Plan of Issac Allen Property on

03/19 272.50 CHECK

8805

the South side of Broad Street in the City of Nashville, as of record in Book 38, page 717, Register's Office for said County, described as follows:

Beginning on the South side of Broad Street 29.6 feet easterly from the easterly margin of Third Avenue South, formerly College Street, thence with the southerly margin of Broad Street eastwardly 26.4 feet, more or less to the northwest corner of a lot conveyed by Sarah A. Mitchell and others to Henry Sperry, by deed in Book 61, page 102, said Register's Office; thence with the westerly line of said Sperry Lot and with the center of the Wall between the house on this lot and the house on the Sperry lot southwardly 120 feet to the north line of Lot No. 5 on said plan; thence with said line westwardly 26.4 feet, more or less, to the corner between lots 1 and 2; thence with the line between said two lots northwardly 120 feet to the beginning.

Being the same property conveyed to Mrs. Bessie C. Beesley, a 1/2 undivided interest and Fred W. Beesley and wife Mildred G. Beesley, a 1/2 undivided interest by deed from Melven Cornish and William A. Cornish, Executors, and Mrs. Nettie Hargrave Doyle of record in Book 1027, page 518, the said Bessie C. Beesley having since died and devised her interest in said property to Fred W. Beesley and Elizabeth Beesley Hubbard by Will of record in Will Book 70, page 31, the said Fred W. Beesley having since died subsequent to Mildred G. Beesley who died intestate, and devised his interest in said property to Commerce Union Bank, Trustee, by Will of record in Will Book 126, page 368, Probate Court Clerk's Office for Davidson County, Tennessee.

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $100,000.00.

Subscribed and sworn to before me, this the 10th day of March 1980.

Fred W. Beesley, Jr., President,
Beesley Furniture Company, Inc.

My Commission expires: 1-18-82

Notary Public

This is improved property, known as 217-23 Broad Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real property, with the appurtenances, estate, title and interest thereto belonging, to the said Beesley Furniture Company, Inc., a Tennessee corporation, its successors and assigns, forever.

The conveyance by Commerce Union Bank is made in its representative capacity as Executor of the Estate of Fred W. Beesley, deceased, and as Trustee under the will of said decedent, power

being granted to it thereunder to sell and convey real property and interests therein, and is intended to convey to Beesley Furniture Company, Inc., all right, title and interest of the said Fred W. Beesley in and to the said real property to which it succeeded in its representative capacity.

George B. Hubbard, Sr., the husband of Elizabeth Beesley Hubbard, joins herein for the purpose of relinquishing and waiving any and all marital rights to which he is or might be entitled with respect to the above described real property.

IN WITNESS WHEREOF, Commerce Union Bank has caused this Deed to be executed by its duly authorized officers and Elizabeth Beesley Hubbard and George B. Hubbard, Sr. have signed their names, this 29th day of February, 1980.

COMMERCE UNION BANK

ATTEST:

Senior Vice-President and
Trust Officer

By

Senior Vice-President and
Trust Officer

Executor and Trustee under the will of Fred W. Beesley, Sr.

Elizabeth Beesley Hubbard

George B. Hubbard, Sr.

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Before me, Callie S. Cheney, a Notary Public of the State and County aforesaid, personally appeared M. Kirk Scobey, Jr. and T. Vance Little, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be senior vice-presidents and trust officers of Commerce Union Bank, the within named bargainor, a corporation, and that they as such senior vice-presidents and trust officers, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by M. Kirk Scobey, as senior vice-president and trust officer, and by attesting the same and thereto affixing the seal of the corporation by T. Vance Little as senior vice-president and trust officer.

WITNESS MY HAND AND SEAL, at office in Nashville, Tennessee, this 29th day of February 1980.

Callie S. Cheney
Notary Public

My Commission expires 2-18-82.

STATE OF TENNESSEE]
]
COUNTY OF MADISON]

Personally appeared before me, Ruby Schoonover, a Notary Public in and for said County and State, Elizabeth Beesley Hubbard, and husband, George B. Hubbard, Sr., the within named bargainors, with whom I am personally acquainted, and who acknowledge that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL, at Jackson, Tennessee, this 29th day of February, 1980.

Ruby Schoonover
Notary Public

My Commission expires Jan 18, 1982.

F 8 1 3 1 1

IDENTIF. REFERENCE

MAR 19 2 05 PM '80

FELIX E. ROBERTSON REGISTER
DAVIDSON COUNTY, TENN.

RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5580 PAGE 567

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

100000.00- CO
260.00 CO TX
.50 PRFEE
12.00 WDEED
CHECK 272.50-
8605A03/19/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.81311

IDENTIF. REFERENCE

MAR 19 2 05 PM '80

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

No. 747890