WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP, PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
105-10-172	A. & E. Enterprises 316-1/2 Fairfax Avenue Nashville, TN .37212	New Owner BOOK 5598 PAGE 981
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
16W-4380	2008 Beach Avenue	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN ($10.00) DOLLARS and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I

SYLVIA B. SUESBERRY, INDIVIDUALLY and SYLVIA B. SUESBERRY, TRUSTEE under the Will of Leora W. Bowman

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto A. & E. ENTERPRISES, a partnership consisting of Thomas E. Eustis and D. C. Altenbern

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING the northerly part of Lot No. 104 on the Map of Waverly Place, as of record in Book 57, Page 95, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 104 fronts 65 feet on the easterly side of Beech Avenue and runs back 173-1/2 feet on the northerly line and 184 feet, more or less, on the southerly line, to an alley in the rear on which it measures 65 feet.

BEING the same property conveyed to Leora W. Bowman, unmarried, by deed from Mount Olive Missionary Baptist Church, of record in Book 4245, Page 905, Register's Office for Davidson County, Tennessee, the said Leora W. Bowman having since died, and devised said property to Sylvia B. Suesberry, Monica Suesberry and Carla Suesberry, as devisees under her will of record in Will Book 92, Page 348, County Court Clerk's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 23rd day of April, 1980.

Sylvia B. Suesberry

Sylvia B. Suesberry, Individually

Sylvia B. Suesberry, Trustee

Sylvia B. Suesberry, Trustee under the Will of Leora W. Bowman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5598 PAGE 982

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

_____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My commission expires: _____ Notary Public

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Sylvia B. Suesberry, Individually and Sylvia B. Suesberry, Trustee under the Will of Leora W. Bowman

the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Palos Verdes Estates, this, the 23 day of April, 1980.

My commission expires: FEB. 8, 1981

OFFICIAL SEAL
ELISABETH W. SKINNER
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires FEB 8, 1981

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS:

$ 27,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF April 1980

MY COMMISSION EXPIRES: 4-18-82 (AFFIX SEAL) Notary Public

NOTARY PUBLIC

74

WARRANTY DEED

FROM

Sylvia B. Suesberry, Individually, and SYLVIA B. SUESBERRY, Trustee

TO

A. & E. ENTERPRISES, a Partnership

F 88206

IDENTIF. REFERENCE

MAY 6 2 29 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

_____

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5598 PAGE 983

FOR

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

27500.00- CO
71.50 CO TX
.50 PRFEE
6.00 WDEED
CHECK 78.00-
7498A05/06/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F88206

IDENTIFICATION REFERENCE

MAY 6 2 29 PM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 756251