D E E D

BOOK 5722 PAGE 636

| Address New Owner: | Send Tax Bills To: | Map Parcel Numbers: |
|---|---|---|
| Earl Beasley, Jr.<br>226 Ensworth Ave.<br>Nashville, Tenn. 37205 | same | 92-12-245 |

FOR AND IN CONSIDERATION of the sum of Twenty-Three Thousand Seven Hundred Fifty Dollars ($23,750.00) paid by Earl Beasley, Jr., the receipt of which is hereby acknowledged, First American Bank of Nashville, N.A., as executor and trustee under the will of Randal E. Brown, deceased, has this day bargained and sold, and does hereby transfer and convey unto the said Earl Beasley, Jr., his heirs and assigns, certain real property in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 191, in the Boyd Home Tract, a plan of which is recorded in Book 21, page 39, Register's Office for Davidson County, Tennessee.

Said Lot No. 191 fronts 50 feet on the south side of State Street in the City of Nashville and runs back at right angles southwardly and between parallel lines 170 feet to an alley.

Being part of the same property conveyed to Randal E. Brown, by deed from Homer B. Brown, Jr., of record in Book 3458, page 292, Register's Office for Davidson County, Tennessee, and devised to First American National Bank of Nashville, Executor and Trustee under the will of Randal E. Brown, of record in Will Book 131, page 82, Probate 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 $23,750.00.

Earl Beasley, Jr.

Subscribed and sworn to before me, this 17th day of March, 1981

Notary Public

My Commission expires 4-17-83.

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

TO HAVE AND TO HOLD the said real property, with the appurtenances, estate, title and interest thereto belonging, to the said Earl Beasley, Jr., his heirs and assigns, forever.

This is improved property known as 1715 State Street, Nashville, Tennessee, 37203.

First American Bank of Nashville, N.A. (its name having been changed from First American National Bank of Nashville) executes this deed solely as executor and/or trustee under the will of Randal E. Brown, deceased, for the purpose of conveying to the said Earl Beasley, Jr., any and all right, title and interest in and to the aforesaid real property which it has or may have as such executor and trustee, and which the said testator Randal E. Brown had in his lifetime and at the time of his death.

First American Bank of Nashville, N.A., as executor and trustee under the will of Randal E. Brown, covenants with Earl Beasley, Jr., his heirs and assigns, that it is lawfully qualified as executor under said will, that as such executor and/or trustee it has power under said will to convey the aforesaid interests, and that it has not done or suffered any acts since it became such executor and/or trustee whereby the aforesaid real property is or may be incumbered. It makes the aforesaid covenant solely in its representative capacity as executor and/or trustee, and expressly disclaims, on its own behalf and on behalf of the estate or trust estates under said will, any other covenants, warranties, representations and liabilities.

The conveyance herein made includes, and there is hereby released unto Earl Beasley, Jr., any claim or demand which the grantor had or may have against Homer B. Brown Company, for unpaid accrued rents.

IN WITNESS WHEREOF, First American Bank of Nashville, N.A., as executor and trustee under the will of Randal E. Brown, deceased, has caused this deed to be executed by its duly authorized officer, on this 12 day of March, 1981.

FIRST AMERICAN BANK OF NASHVILLE, N.A.,
as Executor and Trustee Under the Will
of Randal E. Brown, Deceased

By Emmett Russell Asst V.P.
(Title)

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Before me, SANDRA F. EASTES, a Notary Public of the State and County aforesaid, personally appeared EMMETT RUSSELL, III, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be ASST VICE PRESIDENT if First American Bank of Nashville, N.A., as Executor and Trustee under the will of Randal E. Brown, deceased, the within named bargainor, a corporation, and that he as such ASST VICE PRESIDENT being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as ASST VICE PRESIDENT.

Witness my hand and seal, at office in Nashville, Tennessee, this 12TH day of March, 1981.

Sandra F. Eastes
Notary Public

My Commission expires 4-22-84.

RUSH

G 3 3 6 4 9

IDENTIF. REFERENCE

MAR 18 1 37 PM '81

FILED & RECORDED IN REGISTER DAVIDSON COUNTY, TENN.

SEC3 03/18 71.12- CHECK

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____ BOOK 5722 PAGE 639

| | | |
|---|---|---|
| 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 - PRORATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 23750.00- CO | |
| | | | 61.62 CO TX | |
| | | | .50 PRFEE | |
| | | | 9.00 WDEED | |
| | | | CHECK 71.12- | |
| 5503A03/18/81 | | | BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G33649

IDENTIFICATION REFERENCE

MAR 18 1 37 PM '81

FILED AND ENTERED BY REGISTER
DAVIDSON COUNTY, TENN.

**No.** 812187