BOOK 5722 PAGE 640

D E E D

Address New Owner:	Send Tax Bills To:	Map Parcel Numbers:
Earl Beasley, Jr. 226 Ensworth Ave. Nashville, Tenn. 37205	same	92-12-301

FOR AND IN CONSIDERATION of the sum of One Hundred Nine Thousand Five Hundred Dollars ($109,500.00) paid by Earl Beasley, Jr., the receipt of which is hereby acknowledged, the undersigned Homer B. Brown, Jr., Nancy L. Dvorsky, and First American Bank of Nashville, N.A., as executor and trustee under the will of Randal E. Brown, deceased, have this day bargained and sold, and do 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 the north part of Lot No. 168 on the Map of the Boyd Home Tract, of record in Book 21, page 39, Register's Office for said County.
>
> Said part of said Lot 168 fronts 50 feet on the northerly side of Church Street, as widened, and located and runs back between parallel lines 162.5 feet to an alley.
>
> Being property conveyed to Homer B. Brown, by deed from Louise Mae Hagar Elam and husband, Ariel E. Elam, of record in Book 1309, page 238, Register's Office for Davidson County, Tennessee, the said Homer B. Brown having since died and title passing to Homer B. Brown, Jr., Nancy L. Dvorsky and Randal E. Brown, as surviving heirs at law. The said Randal E. Brown having since died and having devised his interest to First American National Bank of Nashville, as Executor and Trustee under his will of record in Will Book 131, page 82, Probate Court Clerk's Office for said County. The property described in and conveyed by this instrument is not the usual place of residence of the grantors or any of them.

STATE OF TENNESSEE]
COUNTY OF DAVIDSON] The actual consideration or value whichever is greater, for this transfer is $109,500.00.

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 1718-20 Church Street, Nashville, Tennessee.

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 grantors or any of them had or may have against the said Homer B. Brown Company, for unpaid accrued rents.

Homer B. Brown, Jr. and Nancy L. Dvorsky covenant that each is lawfully seized and possessed of an undivided one-third (1/3rd) interest in said real property in fee simple, has a good right to convey it, and that the same is unencumbered, except by the lien of real property taxes for 1981, which have been prorated to the date of closing and assumed by the grantee.

They do further covenant and bind themselves, their respective heirs and representatives, to warrant and forever defend the title to the said undivided interests in said real property to Earl Beasley, Jr., his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the parties have executed this deed, the Bank by its duly authorized officer, on this 12th day of March, 1981.

Homer B. Brown, Jr.

Nancy L. Dvorsky

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

By _____ Asst V.P.
(Title)

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Personally appeared before me, SANDRA F. EASTES, a Notary Public in and for said County and State, the within named Homer B. Brown, Jr., the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of March, 1981.

Sandra F. Eastes
Notary Public

My Commission expires 4-22-84.

X STATE OF KANSAS
COUNTY OF Johnson

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Nancy L. Dvorsky, the bargainor, 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 Johnson Co., Kans., this 10 day of March, 1981.

My Commission expires March 7, 1983

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 of 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.

G 33650

IDENTIF. REFERENCE

RELEASED

MAR 18 1 38 PM '81

FEE $ 2.00 REGISTER
DAVIDSON COUNTY, TENN.

REC. 03/18 257.22 CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5722 PAGE 644

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

109500.00- CO
284.70 CO TX
.50 PRFEE
12.00 WDEED
CHECK 297.20-
5504A03/18/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G33650

IDENTIFICATION REFERENCE

MAR 18 1 38 PM '81

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

No. 812188