WARRANTY DEED

B0437

FORM NO. WD-1

BOOK 6485 PAGE 417

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $503,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January, 1985

Notary Public

MY COMMISSION EXPIRES: April 24, 1986

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Joseph L. May, Attorney, 928 J. C. Bradford Bldg., Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert N. Moore Jr AND EARL BEASLEY JR. (NAME)	SAME (NAME)	Map 105-3
1715 Parkway Towers (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcels 171, 174,178,180,181 182,183,184,186 187,188,189,199 200
NASHVILLE, TN 37219 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Renfro Corporation, a North Carolina corporation, with full power to execute this conveyance

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Earl Beasley, Jr. and Robert N. Moore, Jr. as tennants-in-common

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

*See attached five pages for legal description.

I 8 0 5 1 3

IDENTIF. REFERENCE

JAN 31 4 03 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

01/31-1329.30-CHECK

This is unimproved ( ) improved (*) property, known as Various (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) (Postal 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; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 hand this 30th day of January, 1985

Renfro Corporation

Warren Nichols

Warren Nichols, President

3117

BOOK 6485 PAGE 418

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, (or proved to me on 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 _____, Tennessee, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

Before me, Janice K. Lewis a Notary Public in and for the State and County aforesaid, personally appeared Warren Nichols

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President _____ of the Renfro Corporation

a corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of January, 1985.

Janice K. Lewis Notary Public

Commission Expires April 20, 1986

WARRANTY DEED

FROM
Renfro Corporation

TO
Earl Beasley, Jr. and
Robert N. Moore, as tenants-in-common

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

TRACT I:

TEN (10) tracts of land in Davidson County, Tennessee, described as follows:

TRACT 1:

LAND in Davidson County, Tennessee, being Lots Nos. 2 to 4 inclusive, Lot 4A, Lots 5 to 9, inclusive, the west 35 feet of Lot No. 123, all of Lots Nos. 124 to 128, inclusive, and part of Lot No. 1, part of the alley adjoining said Lot No. 1, and a strip of land immediately east of said alley, and north of Lot No. 127, on the revised map of part of Humphreys, Houston and Martin's Addition to South Nashville, as of record in Book 974, page 7, Register's Office for said County.

SAID Lots Nos. 2, 3 and 4 front together 144 feet on the southerly side of Chestnut Street and extend back between parallel lines, with the easterly margin of an alley, 150 feet, to the northerly margin of another alley.

SAID Lot 4A, Lots 5 to 9, inclusive, front together 288 feet on the southerly side of Chestnut Street and extend back between parallel lines, with the easterly margin of Martin Street, and the westerly margin of a 15 foot alley, 150 feet to the northerly margin of another alley.

SAID Part of Lot No. 123 fronts 35 feet on the northerly side of Houston Street and extends back between parallel lines, 150 feet to an alley.

SAID Lots Nos. 124 and 125 front together 100 feet on the northerly side of Houston Street and extend back 150 feet on the easterly line and 72 feet, more or less, on the west line to an alley, measuring 114 feet, thereon.

SAID Lot No. 126 is described as follows:

BEGINNING on the northerly margin of Houston Street, at the corner of Lots Nos. 125 and 126; thence with the line between said two lots, northerly 109.8 feet to an alley; thence with the same, southwesterly 173 feet to the intersection of Martin Street and Houston Street; thence with the northerly margin of said Houston Street easterly 138.7 feet to the beginning.

SAID Lots Nos. 127 and 128 are described together as follows:

BEGINNING on the westerly margin of Brown Street at the intersection of the same and a point in the southerly right of way line of the L. C. and St. L. Railroad; thence with the westerly margin of said Brown Street, southerly 150 feet to an alley; thence with the same, westerly 231 feet; thence northerly 40 feet to another alley; thence with said alley, northeasterly 264 feet, more or less, to the N. C. & St. L. Railroad right of way; thence with the same, southeasterly 32 feet, more or less, to the beginning.

PART of Lot No. 1, part of the alley adjoining said Lot No. 1, and a strip of land immediately east of said alley and north of Lot No. 127 on the Revised Map of Part of Humprheys, Houston and Martin's Addition to South Nashville, as of record in Book 974, page 7, Register's Office for Davidson County, Tennessee, being an irregular parcel of land on the southerly side of the Nashville, Chattanooga & St. Louis Railway between Brown and Chestnut Streets, described together as follows:

BEGINNING at a corner of the southern property line of the N. C. & St. L. Railroad, at the intersection of said line and the westerly margin of Brown Street, at a point which is 63 feet, southwesterly from the center line of said N. C. & St. L. Railway's north bound main tract if measured at right angles thereto; thence north with said west line of Brown Street, 9.2 feet to a point which is 55.5 feet southwestwardly from said center line of said north bound main tract if measured at right angles thereto; thence

northwestwardly passing through a corner in the line between the property of the N. C. & St. L. Railway and that of May Hosiery Mills, said corner being in the south line of a platted alley, and crossing said alley 80 feet to a point which is 68.6 feet southwestwardly from said center line of said north bound main track if measured at right angles thereto; thence southwestwardly parallel with Chestnut Street, 43.5 feet to a point in the western property line of the N. C. & St. L. Railroad; thence southeastwardly with said western line 20 feet to a corner in the said N. C. & St. L. Raidroad's property line; thence northeastwardly with said property line, which is the north line of said platted alley, 42 feet; thence southeastwardly, parallel with said center line of north bound main track and crossing said alley 18 feet to a point in the south line of said alley; thence northeastwardly with said south line of alley 12 feet to the corner described above in the second course of the description; thence southeastwardly with the line between the property of the N. C. & St. L. Railroad and that of May Hosiery Mills, the same being parallel with said center line of said north bound main track, 41.1 feet to the point of beginning.

TRACT 2:

LAND in Davidson County, Tennessee, being Lots Nos. 105 and 106 on the Plan of Humphrey, Houston and Martin's Addition to South Nashville, as of record in Plan Book 1, page 35, Chancery Court at Nashville, and in Book 36, page 117, Register's Office for said County.

SAID Lots Nos. 105 and 106 front together 100 feet on the southerly side of Houston Street and extend back between parallel lines with the westerly margin of Brown Street 150 feet to an alley.

TRACT 3:

LAND in Davidson County, Tennessee, being a portion of Lot 1 in the City of Nashville, Tennessee, in Humphreys, Houston and Martin's Addition to South Nashville, a plan of which is of record in Book 36, page 117, Register's Office of Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point on the southeast line of Chestnut Street twelve and fifty two hundredths (12.52) feet northeastwardly as measured along the southeast line of Chestnut Street from a point in the lot line between Lots 1 and 2 of said subdivision, said point also being fifty five (55) feet southwestwardly as measured at right angles from a point in the center line of the northbound main track of the Western and Atlantic Division, formerly the Chattanooga Division of the railroad of the Grantor; thence in a southeasterly direction along a line fifty five (55) feet southwestwardly at right angles from and parallel to said center line of northbound main track a distance of one hundred sixty (160) feet to a point in a fifteen (15) foot alley; thence southwestwardly along the northwest line of said alley a distance of ten and thirty five hundredths (10.35) feet to a point in the property line of the Grantee; thence along said property line of the Grantee forming an interior angle of 118 degrees 52' 20" a distance of twenty two and seventy nine hundredths (22.79) feet to a point; thence along said property line of the Grantee and parallel to said fifteen (15) foot alley a distance of forty one and forty five hundredths (41.45) feet to a point in the lot line between Lots 1 and 2 of said subdivision; thence northwestwardly along the last named line a distance of one hundred thirty (130) feet to a point in the southeast line of Chestnut Street; thence northeastwardly along said southeast line of Chestnut Street a distance of twelve and fifty two hundredths (12.52) feet to the point of beginning, containing eleven hundredths (0.11) acre, more or less.

TRACT 4:

LAND in Davidson County, Tennessee, being Lots 120, 121, 122 and the easterly 15 feet of Lot No. 123 on the plan of Humphrey, Houston & Martin's Addition, as of record in Book 36, page 117, Register's Office for said County.

SAID lots and part of said lots adjoin and front together 165 feet on the north side of Houston Street, and extends back between parallel lines, 150 feet to an alley.

TRACT 5:

LAND in Davidson County, Tennessee, being the south parts of Lots No. 99 and 100 on the Plan of Humphreys, Houston & Martin's Addition of record in Book 36, page 117, Register's Office for said County.

SAID parts of said lots adjoin and front together 64 feet on the east side of Martin Street, and extends back between parallel lines, along the north margin of an alley, 100 feet to a dead line.

TRACT 6:

LAND in Davidson County, Tennessee, being the northerly 50 feet of Lots Nos. 99 and 100 on the map of Humphreys, Houston and Martin's Addition, as of record in Book 36, page 117, Register's Office for said County.

SAID part of Lots Nos. 99 and 100 fronts 50 feet on the easterly side of Martin Street and runs back between parallel lines, with the southerly margin of Houston Street, 100 feet to a dead line.

TRACT 7:

LAND in Davidson County, Tennessee, being the southerly 36 feet of the northerly 86 feet of Lots Nos. 99 and 100 on the plan of Humphrey, Houston and Martin's Addition to South Nashville, as of record in Book 36, page 117, Register's Office for said County.

SAID part of Lots Nos. 99 and 100 front 36 feet on the easterly side of Martin Street and runs back between parallel lines 100 feet to a dead line.

TRACT 8:

LAND in Davidson County, Tennessee, being Lots No. 104 on the plan of Humphrey, Houston and Martin's Addition to South Nashville, as of record in Plan Book 1, page 35, Chancery Court at Nashville.

SAID Lot No. 104 fronts 50 feet on the southerly side of Houston Street and runs back between parallel lines 150 feet to an alley.

TRACT 9:

LAND in Davidson County, Tennessee, being Lot No. 102 on the Map of Humphrey, Houston and Martin's Addition, of record in Book 1, page 35, Chancery Court at Nashville.

SAID Lot No. 102 fronts 50 feet on the southerly side of Houston Street and runs back between parallel lines 150 feet to an alley.

TRACT 10:

LAND in Davidson County, Tennessee, being Lot No. 101 on the plan of Humphrey, Houston and Martin's Addition to South Nashville, as of record in Plan Book 1, page 35, Chancery Court and in Book 36, page 117, Register's Office for said County.

SAID Lot No. 101 fronts 50 feet on the southerly side of Houston Street and runs back between parallel lines 150 feet to an alley.

TRACTS I through X being the same real property conveyed to Renfro Corporation, a North Carolina corporation by deed from Wayne-Gossard Corporation an Indiana corporation, The H. W. Gossard Co., a Delaware corporation, and Wilson Sims, Trustee, dated July 14, 1983, and recorded July 14, 1983 in Book 6095, page 104, Register's Office for Davidson County, Tennessee.

TRACT II:

BEING Lot No. 107 and part of Lot No. 108 of the Humphrey Houston and Martin's Addition to South Nashville, as of record in Book 36, page 117, Register's Office for Davidson County, Tennessee.

BEGINNING at the northwest corner of Lot No. 107, thence eastwardly along the southerly boundary of Houston Street 95.1 feet; thence southwardly at a right angle to Houston Street, 78.4 feet to a point; thence eastwardly on a line parallel with Houston Street 4.9 feet to a point in the easterly margin of Lot No. 108; thence southwardly along the easterly margin of Lot No. 108, 72.6 feet to an alley; thence westwardly along the northerly boundary of said alley 100 feet to the westerly boundary of Lot No. 107 said boundary being the easterly boundary of Brown Street; thence northwardly along the westerly boundary of Lot No. 107 (the easterly boundary of Brown Street) 151 feet to the point of beginning.

BEING the same real property conveyed to RENFRO CORPORATION, by deed from LEON MAY, SUCCESSOR TRUSTEE; ELIZABETH MAY STERN AND JOSEPH L. MAY, SOLE BENEFICIARIES OF THE RESIDUARY TRUST CREATED BY THE LAST WILL AND TESTAMENT OF JACOB MAY, of record in Book 6157, page 193 Register's Office for Davidson County, Tennessee.

TRACT III:

BEGINNING at a railroad spike in the north margin of Chestnut Street, said spike also being in the northeast corner of a tract of land conveyed to Ralph S. Holman, et al, by The Nashville & Decatur Railroad Company and Seaboard System Railroad, Inc. by deed dated February 7, 1984; thence N 44 degrees 57' W along the north line of said conveyance dated February 7, 1984, a distance of one hundred thirty-seven and seventy-eight hundredths (137.78) feet to an existing iron pin, said pin being ten (10) feet southwardly from the centerline of Seaboard System Railroad's track #49; thence along a curve to the right having a central angle of 21 degrees 10", a radius of 1,244.98 feet, an arc distance of 459.95 feet to a point; said point being ten (10) feet southeastwardly as measured along a radial line from a point in the centerline of Seaboard's Track #44; thence along a curve to the right having a central angle of 27 degrees 54', a radius of 480.56 feet, an arc distance of 234.07 feet to a point in the north margin of Chestnut Street; thence S 44 degrees 58' W along the north margin of said Chestnut Street, a distance of six hundred forty-three (643.00) feet to the point of beginning, containing 81,742 square feet, 1.88 acres, more or less.

BEING the same real property conveyed to Renfro Corporation by deed from The Nashville and Decatur Railroad Company, a Tennessee corporation and Seabord System Railroad, Inc., a Virginia corporation, formerly Louisville and Nashville Railroad Company, Lessee at the Nashville and Decatur Railroad Company by deed of record in Book 6474, page 299, Register's Office for Davidson County, Tennessee.

It is the intention of the Grantors herein to convey to the Grantee all of its interest in the land and existing building; the Grantors reserve for themselves, their successors and assigns, an easement for railroad purposes only on the property herein conveyed which lies within ten (10) feet of the Grantors' track #49. If the Grantors cease to use this track and remove the track material from same, then the easement retained herein shall cease and determine and all rights shall extend to the Grantee.

The Grantee agrees to assume and be bound by all obligations assumed by the Grantors in deeds of contracts of record affecting the above described premises, and to recognize all easements to which the above described premises are servient, whether such easements be apparent, or created by instruments of record or otherwise.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6485 PAGE 424

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

503000.CO- CAMT.
1307.80 CSTAX
.50 PRFEE
21.00 WDEED
CHECK 1329.30-
81?A01/31/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

L 8 0 5 1 3

IDENTIF. REFERENCE

JAN 31 4 03 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 105610