Box 30

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

BOOK 6540 PAGE 588

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Herman Beasley	National Mortgage Co.	Map 58
4470 Clarksville Hwy	4041 Knight Arnold Rd	Parcel 172
Nashville, Tenn.	Memphis, Tenn. 38118	13DA-47895

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, JIMMY RAY NELSON and wife, JANICE W. NELSON, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said HERMAN BEASLEY, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 13th Civil District of Davidson County, Tennessee, being parts of Lots 9, 10 and 11 of the subdivision of the Count R. Boyd Property, not of record, as shown on the survey made by Hickerson-Miller, Engineers-Surveyors, April 19, 1959, and now known as Tract A on the survey of E. L. Miller, Jr. & Co., Surveyors, September 20, 1965, and being described according to a survey made by John B. Kohl, III, dated March 19, 1985, as follows:

BEGINNING at an iron pin in the southeasterly margin of the Clarksville Highway at the southwesterly corner of the tract conveyed to Archie Frye by deed from Howard B. Moore, as of record in Book 3890, page 401; thence South 51 degrees 30 minutes East, 391.9 feet to an iron pin; thence South 89 degrees 30 minutes East, 122.3 feet to an iron pin; thence South 72 degrees 18 minutes East, 176.2 feet to an iron pin; thence South 10 degrees 30 minutes West, 100 feet to a point; thence North 87 degrees 17 minutes West, 300 feet, more or less, to a point; thence North 52 degrees 30 minutes West, 430 feet, more or less, to an iron pin; thence northwestwardly 10 feet to an iron pin in the southeasterly margin of Clarksville Highway; thence northeastwardly with the southeasterly margin of said Highway 150 feet to the point of beginning.

Being the same property conveyed to Jimmy Ray Nelson and wife, Janice W. Nelson, by deed from Howard B. Moore and wife, Margie M. Moore, of record in Book 3979, page 266, Register's Office, 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 said GRANTEES, their heirs and assigns, forever.

And We, the GRANTORS, 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 warrant that the same is unencumbered, except 1985 State and County taxes, prorated and assumed in full by Grantee.

And We, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 23rd day of April, 1985.

Jimmy Ray Nelson
JIMMY RAY NELSON

Janice W. Nelson
JANICE W. NELSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JIMMY RAY NELSON and wife, JANICE W. NELSON, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this the 23rd day of April, 1985.

NOTARY PUBLIC

My Commission Expires: 1-10-89

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $114,000.00.

Affiant

Sworn to and subscribed before me, this the 23rd day of April, 1985.

NOTARY PUBLIC

My Commission Expires: 1-10-89

RETURN TO:
I. Dyke Tatum, Attorney
Suite 200, Realtors Bldg.
306 Gay Street
Nashville, TN 37201

BOX 30

I-9 9 1 : 3 8

IDENTIF. REFERENCE

APR 24 11 25 AM 485

FELIX ... REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6540 PAGE 591

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

114000.00- CAMT.
256.40 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 305.90-
1166A04/24/85 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 9 1 3 8

IDENTIF. REFERENCE

APR 24 11 35 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 128029