PREPARED BY:
LOWE WATKINS, ATTORNEY
18th Floor, First American Center
Nashville, Tennessee 37238

Fee 36

WARRANTY DEED

BOOK 6565 PAGE 565

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
DUKES & DUKES Union Street Nashville, Tennessee 37201	Same	Map: 145 Parcels: 59; 60

FOR AND IN CONSIDERATION of the sum of One Million Fifty Thousand Dollars ($1,050,000.00), cash in hand paid by the grantee Dukes & Dukes, the receipt of which is hereby acknowledged,

We, Ann Polk Trimble Beasley, widow of Charles P. Beasley, and Everett Lyn Beasley, have bargained and sold, and hereby transfer and convey unto the said DUKES & DUKES, a Tennessee general partnership of Glenn G. Dukes and Buddy R. Dukes (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 7th, formerly the 11th Civil District, and the 33rd Councilmanic District of Davidson County, Tennessee, described according to a survey made by Barge, Waggoner, Sumner and Cannon, dated May 2, 1985, as follows:

Beginning at a point in the easterly margin of Granny White Pike, said point being the southwest corner of Lot No. 7 on the Plan of Lealand Manor, Seventh Addition, as of record in Book 2083, page 24, Register's Office for Davidson County, Tennessee; thence south 75 deg. 32' 51" east 442.71 feet to a point; thence north 15 deg. 11' 42" east 166.42 feet to a point; thence south 80 deg. 39' 18" east 527.75 feet to a point; thence south 21 deg. 43' 26" west 92.91 feet to a point; thence south 14 deg. 41' 19" west 203.34 feet to a point; thence south 09 deg. 25' 34" west 202.96 feet to a point; thence south 0 deg. 47' 18" east 246.94 feet to a point; thence south 14 deg. 31' 33" west 188.97 feet to a point; thence south 03 deg. 40' 08" west 300.95 feet to a point; thence south 23 deg. 11' 39" west 149.65 feet to a point; thence south 36 deg. 39' 28" west 148.24 feet to a point; thence south 43 deg. 30' 49" west 233.83 feet to a point; thence south 37 deg. 45' 59" east 489.87 feet to a point; thence north 85 deg. 31' west 965.80 feet to a point; thence north 85 deg. 53' 58" west 478.18 feet to a point; thence north 85 deg. 16' 58" west 130.00 feet to a point; thence north 4 deg. 43' east 217.80 feet to a point; thence north 82 deg. 29' west 364.57 feet to a point in the easterly margin of Granny White Pike; thence with said easterly margin of Granny White Pike the following calls: with a curve having a radius of 1240.70 feet northeastwardly 289.33 feet; thence north 27 deg. 18' 54" east 395.64 feet to a point thence with a curve having a radius of 600.00 feet northeastwardly 153.64 feet to a point; thence with a curve having a radius of 778.51 feet, northeastwardly 288.85 feet; thence north 63 deg. 14' 41" east 67.90 feet; thence with a curve having a radius of 756.20 feet, northwestwardly 649.13 feet; thence north 14 deg. 03' 41" east 240.15 feet to the point of beginning, containing 63.52 acres, more or less.

Being property conveyed to Everett Beasley and wife, Docia Marsh Beasley by deeds of record in Book 1108, page 460, Book 1361, page 247, Book 1511, page 507, Book 2280, page 445 and Book 2992, page 489, Register's Office for Davidson County, Tennessee, the said Everett Beasley having predeceased Docia Marsh Beasley and she having died testate. By Last Will and Testament of Docia Marsh Beasley, probated November 1, 1977, Docket No. 64979, Probate Court Clerk's Office for Davidson County, Tennessee, said property was devised to Charles P.

Beasley and Everett Lyn Beasley. The said Charles P. Beasley having since died and by his Will probated in Robertson County having devised his interest in said property to Ann Polk Trimble Beasley.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is One Million Fifty Thousand Dollars ($1,050,000.00).

Ann Polk Trimble Beasley
Affiant

Subscribed and sworn to before me, this the 24th day of May, 1985.

Julia M Lofton
Notary Public

My Commission Expires: 7-17-88

This is improved property known as 5100 Granny White Pike, Nashville, Tennessee 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said DUKES & DUKES, (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for encumbrances and restrictions of record.

Grantors further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said real estate to said Dukes & Dukes, their (successors), heirs and assigns, against the lawful claims of all persons except for encumbrances and restrictions of record.

Each Grantor conveys, covenants and warrants as to his or her interest for himself or herself and not one for another.

Dorothy Gail Smith Beasley, wife of Everett Lyn Beasley, joins in this coveyance for the sole purpose of subjecting to it any and all claim of every kind she might have in the property.

Sellers may retain possession of the residence and outbuildings without payment of rent for a period not to exceed ninety (90) days from the date of this deed and Sellers shall be entitled during the interim to use the roadway to Granny White Pike.

Taxes for 1985 have been prorated and are assumed by the Grantees.

WITNESS our hands this 24th day of May, 1985.

Ann Polk Trimble Beasley
Ann Polk Trimble Beasley

Everett Lyn Beasley
Everett Lyn Beasley

Dorothy Gail Smith Beasley
Dorothy Gail Smith Beasley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Julia M Lofton, a Notary Public in and for said State and County, Ann Polk Beasley, Everett Lyn Beasley, and Dorothy Gail Smith Beasley, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Nashville, Tennessee, this 24th day of May, 1985.

Julia M Lofton
Notary Public

My Commission Expires: 7-17-88

J.O 7.6.3.2

IDENTIF. REFERENCE

MAY 24 4 28 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE BOOK 6565 PAGE 568

RECEIVED OF _____

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

1,050,000.00 Cons.
2730.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 2739.50-
1483A05/24/05 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J.O. 7.6.3.2

IDENTIF. REFERENCE

MAY 24 4 10 PM '05

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 138078