6046

BOOK 6848 PAGE 738

This instrument prepared by:
Thomas C. Scott
Tune, Entrekin & White
21st Floor, First American Center
Nashville, Tennessee 37238

97991

IDENTIFICATION REFERENCE

MAY 5 4 12 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $180,000.00.

Affiant

Subscribed and sworn to before me this 1st day of May, 1986.

Notary Public

My commission expires: July 27, 1988.

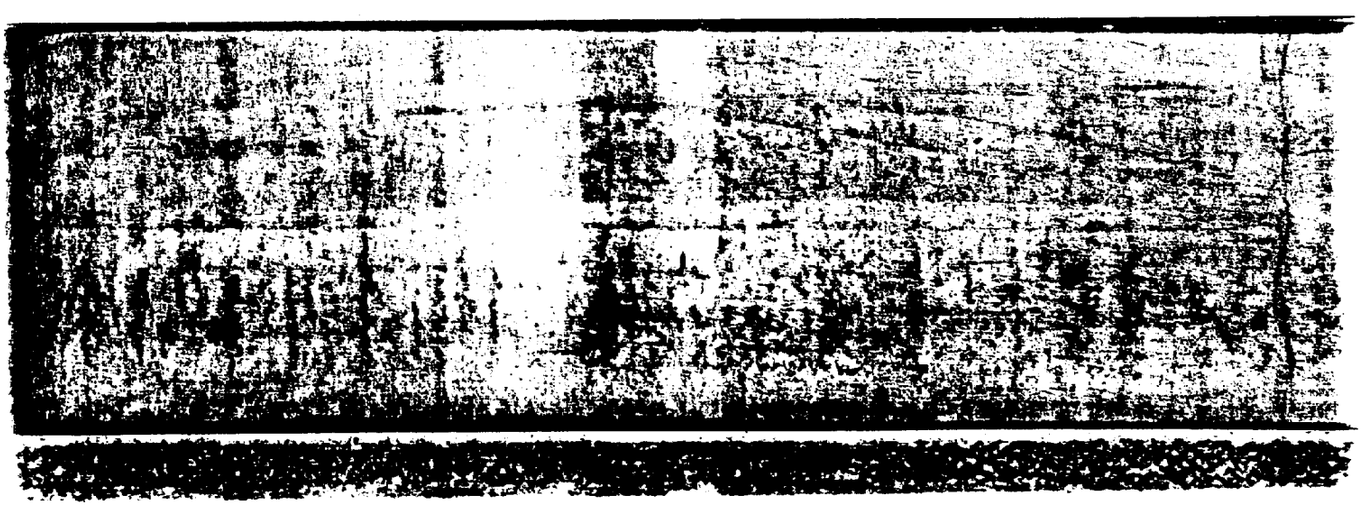
Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
1705 Hayes Street, Limited c/o Freeman Webb Investments, Inc. 4th Floor, 1719 West End Avenue Nashville, Tennessee 37203	1705 Hayes Street, Limited c/o Freeman Webb Investments, Inc. 4th Floor, 1719 West End Avenue Nashville, Tennessee 37203	Map 92-12 Parcel 464

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, ANDREA ELIZABETH MC CARTHY, formerly SABRINA BEAVER, LEAH L. GURY, formerly LEAH BEAVER, B. DANIEL BEAVER aka DANIEL BEAVER, and DAVID L. BEAVER, III aka DAVID BEAVER (the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto 1705 HAYES STREET, LIMITED, a Tennessee limited partnership (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot Nos. 70 and 71 and the easterly 25 feet of Lot 72, Boyd's Home Tract in West Nashville, a plan of which is of record in Book 21, Page 39, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 70 and 71 and the easterly 25 feet of Lot 72 together front 125 feet on the south side of Hayes Street and extend back southwardly between parallel lines 180 feet to an alley.

Being property conveyed to Sabrina Beaver, David Beaver, Daniel Beaver and Leah Beaver by quitclaim deed from Ann Beaver of record in Book 5799, Page 841, said Register's Office.



This conveyance is subject to the following:

1. Taxes for 1986, which have been prorated between the parties and are assumed by the Grantee.

2. Lease of record in Book 3009, Page 339, extended in Book 3009, Page 345, amended in Book 5711, Page 893, and extended in Book 6641, Page 867, Register's Office for Davidson County, Tennessee.

This is improved property located at 1705 Hayes Street, Nashville, Davidson County, Tennessee.

The Grantor herein conveys with warranty only that property conveyed to the Grantor by quitclaim deed of record in Book 5799, Page 841, Register's Office for 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 Grantee, its successors and assigns forever.

And the Grantor does covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as set forth above.

And the Grantor does further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor but not further.

WITNESS my hand, this the 26th day of April, 1986.

Andrea Elizabeth McCarthy

ANDREA ELIZABETH MC CARTHY
(Formerly Sabrina Beaver)

T. V. White

THOMAS V. WHITE, Guardian Ad Litem for
Andrea Elizabeth McCarthy

/S/ LEAH L. GURY

LEAH L. GURY
(Formerly Leah Beaver)
By: Laird C. Foster Attorney-in-Fact
Laird C. Foster, Attorney-in-Fact

/S/ B. DANIEL BEAVER

B. DANIEL BEAVER aka DANIEL BEAVER
By: Laird C. Foster Attorney-in-Fact
Laird C. Foster, Attorney-in-Fact

/S/ DAVID L. BEAVER, III

DAVID L. BEAVER, III aka DAVID BEAVER
By: Laird C. Foster, Attorney-in-Fact
Laird C. Foster, Attorney-in-Fact

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Personally appeared before me, a Notary Public in and for the State and County aforesaid, ANDREA ELIZABETH MC CARTHY, formerly SABRINA BEAVER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at Glendale, California, this 26th day of April, 1986.

Garth W. Murphy
NOTARY PUBLIC

My commission expires: October 4, 1989

OFFICIAL SEAL
GARTH W MURPHY
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires OCT 4, 1989

~~STATE OF~~
~~COUNTY OF~~

~~Personally appeared before me, a Notary Public in and for the State and County aforesaid, LEAH L. GURY, formerly LEAH BEAVER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the foregoing instrument for the purpose therein contained.~~

~~WITNESS my hand and seal at _____, this _____ day of _____, 1986.~~

~~_____~~
~~NOTARY PUBLIC~~

~~My commission expires: _____~~

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 1ST day of May, 1986, before me personally appeared Laird C. Foster, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of B. DANIEL BEAVER aka DANIEL BEAVER, and acknowledged that she executed the same as the free act and deed of the said B. DANIEL BEAVER aka DANIEL BEAVER.

WITNESS my hand and seal at Nashville, Tennessee, this 1ST day of May, 1986.

Maryda S. Colowick
NOTARY PUBLIC

My commission expires: 7/18/87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 1ST day of May, 1986, before me personally appeared Laird C. Foster, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DAVID L. BEAVER, III, aka DAVID BEAVER, and acknowledged that she executed the same as the free act and deed of the said DAVID L. BEAVER, III, aka DAVID BEAVER.

WITNESS my hand and seal at Nashville, Tennessee, this 1ST day of May, 1986.

Maryda S. Colowick
NOTARY PUBLIC

My commission expires: 7/18/87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 1st day of May, 1986, before me personally appeared Laird C. Foster, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LEAH L. GURY aka LEAH BEAVER, and acknowledged that she executed the same as the free act and deed of the said LEAH L. GURY aka LEAH BEAVER aka.

WITNESS my hand and seal at Nashville, Tennessee, this 1st day of May, 1986.

Marsha S. Colowick
NOTARY PUBLIC

My commission expires: 7/18/87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 1st day of May, 1986, before me personally appeared THOMAS V. WHITE, Guardian ad Litem of Andrea Elizabeth McCarthy, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Andrea Elizabeth McCarthy and acknowledged that he executed the same as the free act and deed of the said Andrea Elizabeth McCarthy.

WITNESS my hand and seal at Nashville, Tennessee, this 1st day of May, 1986.

Juanita D. Thomason
NOTARY PUBLIC

My commission expires: July 27, 1988

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

RECEIVED OF _____

FOR _____ BOOK 6848 PAGE 743

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

180000.00- CAMT.
468.00 CSTAX
.50 PRFEE
15.00 WDEED
CHECK 483.50-
0606A05/05/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97991

IDENTIFICATION REFERENCE

MAY 5 4 12 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 244602