BOOK 6873 PAGE 362 Box 31

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF May 1986.

Debbie Scruggs
Notary Public

MY COMMISSION EXPIRES: 7-20-86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harwell, Barr, Martin & Stegall, 172 2nd Avenue North, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lee A. Beaman (NAME)	Lee A. Beaman (NAME)	43-1-9, 10 & 11
1525 Broadway (STREET ADDRESS OR ROUTE NUMBER)	1525 Broadway (STREET ADDRESS)	43-5-1 & 2
Nashville, TN 37203 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37203 (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, Frank M. Oakley and wife, Jeanie B. Oakley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lee A. Beaman

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 EXHIBIT A INCLUDED HEREIN BY REFERENCE

0.6.0.25

IDENTIFICATION REFERENCE

JUN 2 10 14 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Frank M. Oakley and Frank M. Oakley, Jr. are one and the same person.

Jeanie B. Oakley and Nettie Jean Oakley are one and the same person.

This is unimproved (X) improved ( ) property, known as 915 Gallatin Road, Nashville, Tennessee
(House Number) (Street) (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 S this 30 day of May, 19 86

Frank M. Oakley
FRANK M. OAKLEY

Jeanie B. Oakley
JEANIE B. OAKLEY

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Debbie Tribble, a Notary Public in and for said County and State, the within named Frank M. Oakley and wife, Jeanie B. Oakley

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30 day of May, 19 86.

Commission Expires 5-20-86

Debbie Tribble
Notary Public

DEBBIE TRIBBLE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

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

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

Commission Expires _____

_____
Notary Public

WARRANTY DEED

FROM

TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

EXHIBIT A

Map 43-1, Parcel 11

Parcel 1: Land in Davidson County, Tennessee, being part of a .94 acre tract lying on the west side of Gallatin Pike, as shown on the Map of Bransford Realty Company Amqui Subdivision as of record in Book 421, pages 38 and 39, Register's Office for said County, and described according to a survey made by Hickerson-Miller, Surveyors, dated September 29, 1955, as follows: BEGINNING at a point in the westerly margin of Gallatin Road, said point being 91 feet, more or less, north of the northwest corner of the intersection of Amqui Station Road with said Gallatin Road; thence North 86' west 29 feet to a point; thence North 4' east 13 feet to a point; thence North 86' west 112.8 feet to a point in the easterly margin of the L. & N. Railroad right-of-way; thence with the easterly margin of the same, northwardly 92 feet, more or less, to a point; thence South 86' 40' east 113.7 feet to a point in the westerly margin of said Gallatin Road; thence with the westerly margin of the same, South 5' west 101.2 feet to the point of beginning.

Parcel 2: Land in Davidson County, Tennessee, being part of Bransford Realty Co. Amqui Subdivision of record in Book 421, page 38 and 39, Register's Office for said County. Starting at an iron pin 29.0 feet west of Gallatin Road; thence N 86 deg. W 2.8' to a point; thence N 4 deg. E 13' to a point; thence S 86 deg. E 2.8' to an iron pin; thence S 4 deg. W 13' to the point of beginning.

Map 43-1, Parcel 10

Land in the 11th, formerly the 19th, Civil District of said County and State, being the northerly part of lot marked 94-100 of an acre and a strip of land immediately north of same on the Map of Bransford Realty Co. Amqui Subdivision as of record in Book 421, pages 38 and 39, Register's Office for said County, described together according to a survey made by Z. J. Wilkinson, Surveyor, May 25, 1943, as follows: Beginning on the westerly margin of the Gallatin Road, as widened, at a point 5 feet west of the northeast corner of the property conveyed to H. H. Richardson and wife, by deed from J. V. Myers and wife, of record in Book 1284, page 307, said Register's Office; thence with the westerly margin of said Road, as widened, northwardly 68 feet; thence westwardly 83 feet to the easterly margin of the right-of-way of the L. & N. R. R.; thence with said right-of-way southwestwardly 70 feet to the northwest corner of said Richardson property; thence with the northerly line of same, eastwardly 108 feet to the beginning.

Map 43-1, Parcel 9

Land in the 11th, formerly the 19th, Civil District of said County, being the northerly part of a lot marked 94/100 of an acre and a strip of land immediately north of same on the Map of Bransford Realty Company Amqui Subdivision, as of record in Book 421, pages 38 and 39, Register's Office for said County, described according to a survey made by Z. J. Wilkinson, Surveyor, May 25, 1943, as follows: Beginning on the westerly margin of Gallatin Road, as widened at a point 68 feet north of the southeast corner of the property conveyed to W. B. Hall and wife, by deed from M. E. Pitcock and wife, of record in Book 1392, page 200, said Register's Office; thence with the westerly margin of said Road, as widened, northwardly 117.8 feet; thence westwardly 27 feet to the easterly margin of the right-of-way of the L. & N. Railroad; thence with said right-of-way southwestwardly 126 feet to a point 70 feet north of the southwest corner of the Hall property; thence eastwardly 83 feet, more or less, to the beginning.

The above described parcels 9, 10 and 11 on Map 43-1 being the same property conveyed to Frank M. Oakley and wife, Nettie Jean Oakley by deed from Ralph C. Mobley and wife, Katherine Quinn Mobley and Tommy T. Lee and wife, Oneta F. Lee, of record in Book 5783, page 694, Register's Office for Davidson County, Tennessee.

Map 43-5, Parcel 1

Being part of a tract of .94 acres lying on the west side of Gallatin Pike, as shown on the Map of Bransford Realty Company's Amqui Subdivision as of record in Book 421, pages 38 and 39, Register's Office for said County, and described as follows:
BEGINNING at a point in the westerly margin of Gallatin Pike, as widened, 31 1/2 feet north from Amqui Station Road; thence westerly 158 feet, more or less, to the east margin of the L & N Railroad right-of-way being 32 feet north of the northerly margin of Amqui Station Road; thence along said railroad right-of-way northerly 76 feet to a corner of the property conveyed to H.H. Richardson and wife, of record in Book 1284, page 307, said Register's Office; thence along Richardson's south line 111 feet to a point; thence southerly 13 feet to a point which is 2 feet south of a concrete block building; thence easterly 29 feet, more or less, to the westerly margin of Gallatin Pike as widened; thence with the margin of the same southerly 59 1/2 feet to the beginning.

Map 43-5, Parcel 2

A lot or parcel of land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, being part of a 94/100 acre tract on the map of Bransford Realty Company's Amqui Subdivision, as of record in Book 421, page 38 and 39, Register's Office for said County, described according to a survey made by Z. J. Wilkinson, Surveyor, May 25, 1943, as follows:
BEGINNING at the northwest corner of Gallatin and Amqui Roads, at a point 2 1/2 feet east of an iron pin at the corner of building; thence with the westerly margin of the Gallatin Road, northwardly 31.5 feet to the southeast corner of the property conveyed to James L. Hall by deed from J. W. Myers and wife, of record in Book 1274, page 22, said Register's Office; thence with the southerly line of said Hall property, westwardly 163 feet to a stake in the easterly margin of the right-of-way of the L & N R.R.; thence with said right-of-way, southwardly 32 feet to a stake in the northerly margin of Amqui Road; thence with said Road, eastwardly 172 feet to the beginning.

The above described parcels 1 and 2 on Map 43-5 being the same property conveyed to Frank M. Oakley, Jr. and wife, Jeanie B. Oakley, by deed from Frank M. Oakley and wife, Leta M. Oakley, of record in Book 6592, page 783, Register's Office for Davidson County, Tennesee.

/cds-3

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6873 PAGE 366

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
			250000.00- CAMT.	
			650.00 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 662.50-	
			0180AC6/02/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 6 0 2 5

IDENTIFICATION REFERENCE

JUN 2 10 14 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 253866