THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

G251794, ~~Box 35~~

WARRANTY DEED

BOOK 6961 PAGE 385

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lee A. Beaman	Same	Map 82-13
(NAME)	(NAME)	
1525 Broadway		Parcel 359
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tenn. 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ----------

---------- *Dollars,*

Cash in hand paid by Lee A. Beaman, Trustee and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

THIRD NATIONAL BANK IN NASHVILLE, TRUSTEE UNDER THE WILL OF C. W. KEMPKAU, DECEASED

have this day bargained and sold, and do hereby transfer and convey unto the said LEE A. BEAMAN, TRUSTEE WITH FULL POWER TO CONVEY WITHOUT THE CONSENT OR JOINDER OF ANY BENEFICIARY

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located in the southeasterly quadrant of the intersection of Third Avenue North and Jackson Street, and being more particularly described as follows:

Beginning at the point of intersection of the easterly margin of Third Avenue North and the southerly margin of Jackson Street; thence with said southerly margin, North 58 deg. 17' East 60.02 feet to a point; thence leaving said southerly margin, South 31 deg. 40' East 100.00 feet to a point; thence North 57 deg. 55' East 83.97 feet to a point; thence South 31 deg. 39' East 68.50 feet to a point; thence South 58 deg. 04' West 144.00 feet to a point in the easterly margin of Third Avenue North; thence with said easterly margin, North 31 deg. 39' West 168.50 feet to the point of beginning, containing 15,850 square feet or 0.36 acre, more or less, as shown on the Survey of Barge, Waggoner, Sumner and Cannon dated August 15, 1986.

Being part of the same property devised to Third National Bank in Nashville, Trustee under the Will of C. W. Kempkau, deceased, of record in Will Book 89, page 367, Office of the Probate Court Clerk for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 170,000.00

Subscribed and sworn to before me this the 26 TH *day of* AUGUST 1986

Affiant L S Williams

My commission expires: Oct. 19 1988

(Affix Seal)

Notary Public Belva P. Grace

NOTARY PUBLIC DAVIDSON COUNTY

unimproved ( )
This is improved (XX) property, known as 940-52 Third Avenue North, Nashville, Tennessee
(House Number) (Street) P.O. Address: (City or Town)

CHECK

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we 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 shown on Exhibit A attached hereto.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 26th *day of* August, *19*86, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

THIRD NATIONAL BANK IN NASHVILLE, TRUSTEE UNDER THE WILL OF C. W. KEMPKAU, DECEASED

By: L S Williams
L. S. Williams
Its: Vice President and Real Estate Officer

ATTEST:

By: Richard Gammel
Richard Gammel
Its: Vice President and Trust Officer

5107 08/27 4:03:50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me _____, *a Notary Public in and for said County and State* _____

the within named 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
COUNTY OF DAVIDSON

Before me, BEBEE P. GRACE, *a Notary Public of the State and County aforesaid, personally appeared* L. S. Williams and Richard Gammel, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* themselves ~~him~~ *to be* ** *of the* Third National Bank in Nashville, Trustee under the Will of C. W. Kempkau, Deceased *the within named bargainor, a corporation, and that* they ~~he~~ *as such* ** *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* themselves ~~himself~~ *as* **.

Witness my hand and seal, at office in Nashville, Tennessee, *this* 26th *day of* August, *19* 86.

Bebee P. Grace
Notary Public

Commission expires Oct. 19, 1986

** Vice President and Trust Real Estate Officer, and Vice President and Trust Officer, respectively.

EXHIBIT A

1. Taxes for 1986, a lien, but not yet due and payable.

2. Matters shown on Survey of Barge, Waggoner, Sumner and Cannon, dated August 15, 1986.

3. Lease to the Firestone Tire & Rubber Company, of record in Book 2607, page 271, Register's Office for Davidson County, Tennessee, as extended by unrecorded Lease Agreement dated May 21, 1982.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
AUG 27 3 18 PM '86

IDENTIFICATION REFERENCE

36013

RUSH

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

WARRANTY DEED

FROM
Third National Bank in Nashville, Trustee under the Will of C. W. Kempkau, deceased

TO
Lee A. Beaman

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

RECEIVED OF _____

FOR _____

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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

170100.00- CAMT.
476.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 482.50
5[illegible]7A08/27/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36013

IDENTIFI. REFERENCE

Aug 27 3 18 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 288075