G251794

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

WARRANTY DEED

BOOK 6961 PAGE 388

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Voorhees & Voorhees, Inc. (NAME)	SAME (NAME)	Map 82-13
5740 Hillsboro Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 359
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ---------- Dollars,

Cash in hand paid by VOORHEES & VOORHEES, INC., and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

LEE A. BEAMAN, Trustee, with full power to convey without consent or joinder by any beneficiary or spouse.

have this day bargained and sold, and do hereby transfer and convey unto the said VOORHEES & VOORHEES, INC.

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 the same property conveyed to Lee A. Beaman by deed from Third National Bank in Nashville, Trustee under the Will of C. W. Kempkau, deceased, of record in Book 6961, page 385, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 1,700.00

Subscribed and sworn to before me this the 26th day of August 1986

Affiant

My commission expires: July 17 1988

(Affix Seal)

Notary Public

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

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, 1986, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Lee A. Beaman by Joe M. Carlyn attorney in fact

Lee A. Beaman

CHECK

08/27/86 492.50

5170

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6961 PAGE 389

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, _____, *a Notary Public of 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* _____*self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*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* _____*self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

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

IDENTIFICATION REFERENCE

6014

EXHIBIT A

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

2. Matters shown on Survey of Barge, Waggoner, Summer 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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of August, 1986, before me, Ralph Leuty, a Notary Public in and for said County and State, personally appeared Joe M. Goodman, 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 Lee A. Beaman and acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, this 26th day of August, 1986.

Notary Public

My Commission Expires: July 17, 1988

WARRANTY DEED

FROM

Lee A. Beaman, Trustee

TO

Voorhees & Voorhees, Inc.

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

This Instrument Prepared By: Ralph Z. Levy, Attorney

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

RECEIVED OF _____

FOR _____

BOOK 6961 PAGE 390

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

470003 CO- CAMT.
476.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 482.50
5108A08/27/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36014

IDENTIFICATION REFERENCE

Aug 27 3 18 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 288076