This instrument prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $700,000.00.

William D. Voorhees
Affiant

Subscribed and sworn to before me, this 2nd day of December, 1986.

Annette M. Grigg
Notary Public

My Commission expires: November 24, 1989

Mortgagee:

None

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
Lee A. Beaman 1525 Broadway Nashville, TN 37203	SAME	93-9-143 93-9-142 93-9-194

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **VOORHEES REALTY COMPANY,** a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **LEE A. BEAMAN,** hereinafter called the Grantee, his heirs and assigns, certain parcels of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 54 and the westerly one-half of Lot No. 126 on the Plan of McNairy's West Nashville Lots, of record in Book 9, page 322, Register's Office for said County and also in Minute Book "C", pages 136 and 137, Chancery Court at Nashville.

Said Lot No. 54 fronts 100 feet on the south side of Broad Street and runs back between parallel lines, 169 feet to an alley. Said westerly one-half of Lot No. 126 fronts 50 feet on the north side of McGavock Street, and runs back between parallel lines 169 feet to an alley.

Being the same property conveyed to Voorhees Realty Company by deed from United Service, Inc., of record in Book 3904, page 997, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 1986 Metro taxes prorated and assumed by Grantee, rights of tenants in possession and a slight encroachment on the easterly boundary of said Lot No. 54 by a building on an adjoining Lot not owned by Grantor.

2047 12/02/1986 -50- CHECK

68620

IDENTIFICATION REFERENCE

Dec 2 11 12 AM '86

FELIX E. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This is improved property, known as: 1513 & 1515 Broadway
1512 McGavock Street
(Number) (Street)

Nashville, Tennessee 37203
(P. O. Box) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; and the Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 2nd day of December, 1986.

VOORHEES REALTY COMPANY

By: William S. Voorhees

Title: Sec.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared William S. Voorhees, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Secretary of Voorhees Realty Company, the within-named bargainor, a corporation, and that he as such Secretary, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said William S. Voorhees as such Secretary.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of December, 1986.

Annette M. Gupp
Notary Public

My Commission Expires: November 6, 1987

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

RECEIVED OF _____

FOR _____

BOOK 7056 PAGE 451

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

7ur [illegible] 0- CAPT.
1960.00 CSTAX
.50 [illegible]
6.00 [illegible]
CHECK 1966.50-
2047A12/02/86 DAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68620

IDENTIFICATION REFERENCE

Dec 2 11 12 AM '86

FELIX Z. WILSON, II REGISTER DAVIDSON COUNTY, TN

No. 17871