BOOK 7130 PAGE 874

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Kathy Beadle
Affiant KATHY BEADLE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF February, 1987.

Sarah Woolsey
Notary Public

MY COMMISSION EXPIRES: 1-9-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY Charles G. Cornelius, Attorney, 18th Floor, Third National Bank Bldg., Nashville, TN 37219.

Name and address of property owner:	Name and address of mortgagee:	MAP-PARCEL NUMBERS
Kathy H. Beadle, et al. (NAME)	(NAME)	Map 106-3
159 Massman Manor Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 15
Nashville, TN 37217 (CITY) (STATE) (P.O. ZIP)	(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 Elm Hill Development Corporation, a Tennessee corporation, HEREINAFTER CALLED THE GRANTORS, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO KATHY H. BEADLE, a single person, KATHY H. BEADLE, TRUSTEE FOR CARY H. BEADLE, and PATRICIA E. BEADLE, TRUSTEE FOR ASHLEY L. BEADLE, each receiving a 1/3 undivided interest as tenants in common, the Trustees acting under Agreement, Release and Trust Instrument dated 2/4/87, 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:

Land in Davidson County, Tennessee, being in the 3rd, formerly 15th, Civil District and being a part of the Dower tract of the Edward Trabue lands, a plan of which is of record in Minute Book "I", pages 190 and 191, of the United States Circuit Court at Nashville, Tennessee, described as follows: Beginning at a point in the south margin of the Stones River or Elm Hill Pike, the northeast corner of a small lot conveyed to Jim Thompson and wife, by deed from Olivia H. Jones, of record in Book 903, page 166, the same being north 83 1/4 deg. east 60 feet from the northeast corner of the Ed Battle lot; thence with said Thompson's east line south 5 1/2 deg. east 295 feet, more or less, to the northerly margin of the right-of-way of the Tennessee Pacific Railroad; thence with said right-of-way in an easterly direction 184.86 feet, more or less, to a point in the southeast corner of this lot and the southwest corner of the Booker Rideout lot; thence with the west line of said Rideout lot, north 5 1/2 deg. west 282.15 feet, more or less to a point in the south line of said Stones River or Elm Hill Pike; thence with the south line of the same south 83 1/4 deg. west 184.86 feet, more or less, to the point of beginning.

BEING the same property conveyed to Elm Hill Development Corporation, a Tennessee corporation, by deed from R. P. Beadle and wife, Margaret M. Beadle, of record in Book 4644, Page 185, Register's Office for Davidson County, Tennessee. This conveyance is made subject only to all existing recorded easements, all existing recorded restrictions, and the lien for 1987 property taxes.

This is unimproved (X) improved ( ) property, known as 1319 Elm Hill Pike, (House Number) (Street) Nashville, (P. O. Address) TN (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 4TH day of February, 19 87

ELM HILL DEVELOPMENT CORPORATION:

BY: Donald R. Beadle
Donald R. Beadle, President

ATTEST: Larry M. Beadle
Larry M. Beadle, Secretary

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the 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____.

Commission Expires_____ _____Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, PERRY R. HAPPELL a Notary Public in and for the State and County aforesaid, personally appeared Donald R. Beadle and Larry I. Beadle,

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ~~himself~~ themselves to be the President and Secretary, respectively, _____ of the Elm Hill Development Corporation, a corporation, and that ~~he~~ they as such President and Secretary, respectively, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ~~himself~~ themselves as such President and Secretary, respectively.

Witness my hand and official seal at Nashville, Tennessee, this 1 day of February, 19 87.

Perry R. Happell Notary Public

Commission Expires 3-11-90

WARRANTY DEED

FROM

Elm Hill Development Corporation

a Tennessee corporation,

TO

KATHY H. BEADLE, a single person, KATHY H. BEADLE, TRUSTEE for CARY H. BEADLE, and PATRICIA E. BEADLE, TRUSTEE for ASHLEY I. BEADLE

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

91625

IDENTIFICATION REFERENCE

FEB 9 9 30 AM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

RUSH

12/28 3:2.55- CHECK

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

120 . . 0- CAPT.
306.00 CSTAX
.50 PRFEE
6.00 MTG E
CHEC K 342.50-
02/09/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

91625

IDENTIFICATION REFERENCE

FEB 9 9 30 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 43431