7554628, 550745, 30109?

BOOK 7301 PAGE 697

QUITCLAIM DEED

FROM: HOOKER INVESTMENTS, LTD. and ARTHUR B. HANCOCK, III

TO: ROBERT J. BECKHAM

This instrument was prepared by: Bradley A. MacLean
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Numbers
Robert J. Beckham		
c/o Hallmark Direction Co.	same	93-13-143
15 Music Square West		93-13-142
Nashville, TN 37203		93-13-551

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer is One Hundred Ninety-Two Thousand Five Hundred Dollars ($192,500.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this 26th day of June, 1987.

Notary Public

My Commission Expires: 7-17-88

FOR AND IN CONSIDERATION OF the sum of One Hundred Ninety-Two Thousand Five Hundred Dollars ($192,500.00), the receipt and sufficiency of which are hereby acknowledged, Hooker Investments, Ltd. and Arthur B. Hancock, III have bargained and sold, and by these presents do transfer, quitclaim and convey unto the said Robert J. Beckham, his heirs, successors, and assigns, all of their rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described on Exhibit A hereto.

This is improved property, known as 35 Music Square East, Nashville, Tennessee.

Witness our hands this 12 day of May, 1987.

HOOKER INVESTMENTS, LTD.

By: Henry W. Hooker
Henry Hooker

Arthur B. Hancock III
ARTHUR B. HANCOCK, III

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Ann Weathers, Notary Public of said State and County, Henry Hooker, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the General Partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of May, 1987.

Ann Weathers
Notary Public

My Commission Expires: 11-12-87

STATE OF ~~TENNESSEE~~ Kentucky)
COUNTY OF Bourbon)

Personally appeared before me, Ann Worick, a Notary Public of said County and State, ARTHUR B. HANCOCK, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 12th day of May, 1987.

Ann Worick
Notary Public

My Commission Expires: 9-14-88

0911N/5-7-87

EXHIBIT A

TRACT ONE:

BEING the southern one half (1/2) of Lot 17 of O.B. Hayes first Plan of Small Lots in West Nashville, as of record in Plan Book 1, page 69, Chancery Court of Nashville, Tennessee. Starting at a point at the intersection of the west right of way of 16th Avenue South, now Music Square East, and the south right of way of Hawkins Street and being the northeast corner of Lot 13 on O.B. Hayes first Plan of Small Lots; thence, South 08 degrees 51' west along the west right of way of 16th Avenue South a distance 225' to an iron pin which is the point of beginning and proceeding as follows:

North 82 degrees 39' West a distance of 150.0' to an iron pin in the East right of way of an alley, thence; South 08 degrees 51' West, a distance of 25.0' with the East right of way of said alley to an iron pin, thence; 82 degrees 39' East, a distance of 150.0' with the line between Lot 17 and Lot 18 O.B. Hayes first Plan of Small Lots to a nail in a concrete wall, thence; North 08 degrees 51' East, a distance of 25.0' with the West right of way of 16th Avenue South to the point of beginning, as per survey by Freeman & Morris, Inc., Consulting Engineers, Nashville, TN, October 14, 1975.

BEING the same property vested in Robert J. Beckham, a one-half undivided interest of record in Book 4985, page 324, said Register's Office and Hooker Investments, Ltd. and Arthur B. Hancock, III, a one-half undivided interest of record in Book 7128, page 654, said Register's Office.

TRACT TWO:

BEING Lot No. 18 on the Plan of O. B. Hayes' first Plan of Small Lots, as of record in Plan Book No. 1, page 69, Chancery Court at Nashville, described as follows:

SAID Lot No. 18 fronts 50 feet on the Westerly side of 16th Avenue South, formerly Bellemain Avenue, and runs back between parallel lines 150 feet, more or less, to an alley.

BEING the same property vested in Robert J. Beckham, a one-half undivided interest of record in Book 5054, page 96, said Register's Office and Hooker Investments, Ltd. and Arthur B. Hancock, III, a one-half undivided interest of record in Book 7128, page 654, said Register's Office.

TRACT THREE:

A tract of land in Davidson County, Tennessee, being the Northern one half (1/2) of Lot 17 of O.B. Hayes first Plan of Small Lots in West Nashville as of record in Plan Book 1, page 69, Chancery Court of Nashville, Tennessee.

Starting at a point at the intersection of the West right of way of 16th Avenue, South, now Music Square East, and the South right of way of Hawkins Street and being the Northeast corner of Lot 13 on O.B. Hayes first Plan of Small Lots; thence, South 08 degrees 51' West along the West right of way of 16th Avenue South a distance of 200' to an iron pin which is the point of beginning and proceeding as follows:

North 82 degrees 31' West, a distance of 150.0' along the line between Lots 16 and Lot 17 of O.B. Hayes first Plan of Small Lots to an iron pin in the East right of way of an alley, thence, South 08 degrees 51' West, a distance of 25.0' with the East right of way of said alley to an iron pin, thence, South 82 degrees 39' East, a distance of 150.0' to an iron pin in the West right of way of 16th Avenue South, thence, North 08 degrees 51' East, a distance of 25.0' along the West right of way of 16th Avenue South, to a point of beginning and containing 0.86, more or less, acres as per survey Freeman & Morris, Inc., Consulting Engineers, Nashville, Tennessee, October 4, 1975.

BEING the same property vested in Robert J. Beckham, a one-half undivided interest of record in Book 5822, page 187, said Register's Office and Hooker Investments, Ltd. and Arthur B. Hancock, III, a one-half undivided interest of record in Book 7128, page 654, said Register's Office.

A one-half (1/2) interest from Hooker Investments, Ltd. and Arthur B. Hancock, III is being conveyed to Robert J. Beckham by Deed being filed simultaneously herewith.

4.7521

IDENTIFICATION REFERENCE

JUL 21 9 20 AM '97

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7301 PAGE 701

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

19250[illegible]- CASH
539.00 STAX
.50 PRFEE
1[illegible] MISC
CHECK [illegible]-
1916A07/21/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4752 I.

IDENTIFT REFERENCE

JUL 21 9 21 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.106044