File 11

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
J. O. Bean	Same	81-8-230
(NAME)	(NAME)	
424 Nesbitt Lane		81-8-231
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 7423 PAGE 472

For and in consideration of the sum of Ten and 00/100 ($10.00) DOLLARS

And other good and valuable consideration, the receipt of which is hereby acknowledged, I, Victor C. Smith

have bargained and sold, and by these presents do transfer and convey unto the said J.O. Bean

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows:

See Attached Exhibit 'A'

89554

IDENTIFICATION REFERENCE

Dec 10 2 10 PM '87

REGISTER OF DEEDS
DAVIDSON COUNTY, TN

unimproved (X)
This is improved ( ) property, known as 1823 & 1825 6th Avenue North
(House Number) (Street)
Nashville, Tennessee 37208
(P. O. Address) (City or Town) (Zip Code)

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.

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 4th day of December, 19 87.

Victor C. Smith

Victor C. Smith

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 7423 PAGE 473

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Victor C. Smith

the bargainor, 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 and official seal at Nashville, Tennessee, this 23rd day of December, 1987.

My commission expires 9-11-90 Notary Public Kaye Jeta Haynes

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be the and respectively of , the within named bargainor, a corporation, and that as such and executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as and attesting the same by the said as .

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

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 3,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 23rd day of November, 19 87

My commission expires 9-11-90 Notary Public Kaye Jeta Haynes

This instrument was prepared by:

MANSON, JACKSON & ASSOCIATES, Suite 300, 1314 5th Avenue North, Nasville, TN 37208-2726

Name Address

WARRANTY DEED

FROM Victor C. Smith

TO J.O. Bean

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

TWO TRACTS OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO:WIT:

TRACT I:
Land in Davidson County, Tennessee, being Lot No. 440 on the North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, page 105, said Register's Office.

Said Lot No. 440 is described as follows:

Beginning on the westerly margin of Sixth Avenue, North, formerly High Street, at the corner of Lots Nos. 440 and 442; thence with the line between said lots westwardly 102 feet 10 inches to the easterly margin of an alley; thence with said alley, northwardly 33 feet; thence easterly 95 feet; more or less, to the westerly margin of Sixth Avenue, North; thence with said Avenue southwardly 35 feet to the point of beginning.

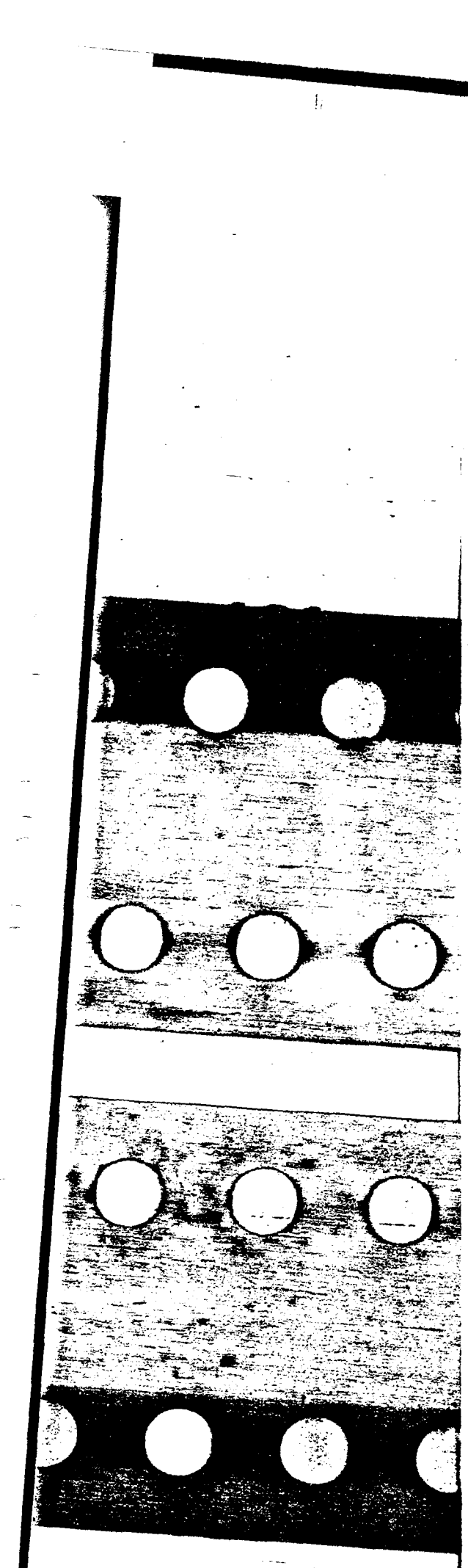
Being the same property conveyed to Victor Smith by deed from John E. Johnson, unmarried of record in Book 5629, page 370, Register's Office for Davidson County, Tennessee.

TRACT II:

Land in Davidson County, Tennessee, being part of Lots 438 and 440 on the Plan of North Nashville Real Estate Company's Plan, as of record in Book 21, page 105, Register's Office for said County, described as follows:

Beginning at a point in the west margin of Sixth Avenue North 34.69 feet, (35 feet former deed) North of the southeast corner of said Lot No. 440; thence North 44 deg. 09 minutes 42 seconds West 34.67 feet (35 feet previous deed) along the west margin of Sixth Avenue North; thence South 61 deg. 45 minutes 18 seconds West, 49.10 feet to the right of way line of Interstate Highway No. 265; thence South 29 deg. 55 minutes 53 seconds West along the right of way of said Highway, 40.41 feet to a point in the east margin of an alley; thence South 28 deg. 05 minutes 28 seconds East with said alley, 12.04 feet to a point; thence North 61 deg. 45 minutes 18 seconds East 92.98 feet to a point in the west margin of Sixth Avenue North; thence with said Avenue North 44 deg. 09 minutes 42 seconds West 34.67 feet, (35 feet by previous deed) to the point of beginning.

Being the same property conveyed to Victor Smith by deed from John E. Johnson, unmarried of record in Book 5629, page 370, Register's Office for Davidson County, Tennessee, and by Agreed Order of record in Book 6105, page 850, Chancery Court of Davidson County, Tennessee.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7423 PAGE 475

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			3500.00- CAMT.	
			9.80 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	19.30-
0626A	12/10/87	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.95 54

IDENTIFICATION REFERENCE

DEC 10 2 10 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 43831