(1)

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THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
00256333

WARRANTY DEED

6859 01/08 0101 03CHECK 4489.50

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
H, J & S Investments (NAME)	SAME (NAME)	119-5-410
3030 SIDCO DRIVE (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	119-5-126
NASHVILLE, Tennessee 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	119-5-127

FOR AND IN CONSIDERATION of the sum of ~~TEN AND NO/100~~ $10.00 Dollars,

Cash in hand paid by H, J & S Investments, a Tennessee general partnership composed of Henry Horrell, John W. Horrell and Stephen H. Horrell and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

BOOK 7446 PAGE 84

William A. Beasley, III and wife, Sarah M. Beasley have this day bargained and sold, and do hereby transfer and convey unto the said H, J & S Investments, a Tennessee general partnership composed of Henry Horrell, John W. Horrell and Stephen H. Horrell the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Tract I

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Grandview Heights and Thompson and Rings Subdivision of Edenwold Park, of record in Book 4300, page 37, as corrected by Surveyor's Certificate of Correction of record in Book 4399, page 878, Register's Office for said County, said lot being described according to Survey of Michael V. Holmes, dated December 31, 1987, as follows:

Beginning at the point of intersection of the westerly right-of-way margin of a 15 foot alley and the northerly right-of-way margin of Central Avenue; Thence with the westerly margin of said 15 foot alley North 00 deg. 09' 00" West 25.85 feet to the true point of beginning, Thence with a curve to the right (having a central angle of 91 deg. 54' 20" and a radius of 25.00 feet) a distance of 40.11 feet to a point; thence with a curve to the right (having a central angle of 41 deg. 24' 29" and a radius of 50.00 feet) a distance of 36.13 feet to a point; Thence with a curve to the left (having a central angle of 131 deg. 24' 58" and a radius of 50.00 feet) a distance of 114.68 feet to a point; Thence North 88 deg. 14' 09" West 14.51 feet to a

(continued on Exhibit A)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 1,600,000.00

Subscribed and sworn to before me this the 8th day of JANUARY 19 88

Affiant

My commission expires 1-21-90

(Affix Seal)

Notary Public

unimproved (X)
This is improved (X) property, known as Grandview Avenue, Nashville, Tennessee
Central Avenue, 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 as set forth herein.

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 8TH day of JANUARY, 19 88 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

William A. Beasley, III

Sarah M. Beasley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Kay D. Houck, *a Notary Public in and for said County and State* William A. Beasley, III and wife, Sarah M. Beasley

the within named bargainor S, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee this* 8th *day of* January, *19* 88.

Kay D. Houck
Notary Public

Commission expires 1-21-90

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 _____

9 6 3 7 7 2

IDENTIFICATION REFERENCE

JAN 8 4 17 PM '88

FEE $ 6.50 REGISTER'S OFFICE
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM
William A. Beasley, III and wife, Sarah M. Beasley

TO
H, J & S Investments

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

EXHIBIT "A"

a point; Thence North 00 deg. 41' 00" East 886.00 feet to a point; Thence North 02 deg. 18' 04" West 166.31 feet to a point;

Thence South 23 deg. 35' 03" East 453.80 feet to a point; Thence North 84 deg. 13' 07" West 30.03 feet to a point; Thence South 00 deg. 09' 00" East 593.23 feet to the point of beginning containing 128,099.33 square feet, or 2.94 acres of land.

Being a portion of the same property conveyed to William A. Beasley, III and wife, Sarah M. Beasley by Quitclaim Deed from Four B's Inc. of record in Book 5258, page 388, Register's Office for Davidson County, Tennessee.

Tract II

A tract of land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Knestrick Subdivision as of record in Book 6900, page 523, Register's Office for Davidson County, Tennessee, said lot described according to Survey of Michael V. Holmes, dated December 31, 1987, as follows:

Beginning at the point of intersection of the westerly right of way margin of Grandview Avenue and the southerly right of way margin of Woodbine Avenue; Thence with said margin of Grandview Avenue South 23 deg. 35' 03" East 246.82 feet to the true point of beginning.

Thence South 23 deg. 35' 03" East 90.0 feet to a point; Thence South 66 deg. 29' 46" West 150.00 feet to a point; Thence North 23 deg. 35' 03" West 90.0 feet to a point; Thence North 66 deg. 29' 46" East 150.00 feet to the point of beginning containing 13,500.00 square feet or 0.31 acres of land.

Said Lot #2 was conveyed to Beasley and Sons, Company, Inc. (as lot 394 on the Plan of Grandview Heights - Plat Book 161, pages 14 & 15 Register's Office for Davidson County, Tennessee,) by deed of record in Book 4916, page 54 Register's Office for Davidson County, Tennessee; and to William A. Beasley, III and wife, Sarah M. Beasley (as lot #393 Grandview Heights - Plat Book 161, pages 14 & 15 Register's Office for Davidson County, Tennessee) by Quitclaim Deed of record in Book 5258, page 388, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following encumbrances:

1. Taxes for 1988: a lien, not yet due and payable.

2. Grant of non exclusive easement for ingress and egress of record in Book 7407, page 85, Register's Office for Davidson County, Tennessee. (Tract No. 1)

3. Matters shown on the Plan of record in Book 4300, page 37, said Register's Office, as corrected by Surveyor's Certificate of Correction of record in Book 4399, page 878, said Register's Office.

4. Matters shown on Plan of record in Book 6900, page 523, Register's Office for Davidson County, Tennessee.

(2)

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7446 PAGE 87

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

10 ea

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

	1600000.00
CON TX	4480.00
PRFEE	0.50
WDEED	9.00
TOTAL	4489.50
CHECK	4489.50

01/08/88 01 16:26 0001 6859

9. 6. 3 7. 2.

IDENTIFICATION REFERENCE

JAN 8 4 17 PM '88

DAVIDSON COUNTY, TN

No. 51870