THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
00255871

NO MORTGAGEE

WARRANTY DEED

BOX 35

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Walter G. Knestrick (NAME)	SAME (NAME)	MAP 119-5
2617 Grandview Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 127 &
Nashville, Tn. 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	128

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

Cash in hand paid by Walter G. Knestrick and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

BOOK 7461 PAGE 646

3530 02/03 0101 03CHECK 113.46

Beasley & Sons Co., Inc., A Tennessee Corporation (as to tract 1) and William A. Beasley, III and Sara M. Beasley, as Tenants in Common (as to tract 2)
have this day bargained and sold, and do hereby transfer and convey unto the said Walter G. Knestrick *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 392 on the Plan of Grandview Heights, as of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee. Said Lot No. 392 fronts 50 feet on the westerly side of Caldwell Avenue and runs back between parallel lines, 150 feet to an alley.

Being a portion of the same property conveyed to Beasley & Sons Co., Inc., a Tennessee Corporation, by deed from O. L. Griggs and wife, Mary Dora Griggs, of record in Book 4916, page 55, Register's Office for Davidson County, Tennessee.

Tract 2:

Land in Davidson County, Tennessee, being the southerly 10 feet of Lot No. 393 on the Plan of Grandview Heights, as of record in Book 161, pages 14 and 15, Register's Office for said County.

Said part of Lot No. 393 fronts 10 feet on the westerly side of

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 38,250.00

Subscribed and sworn to before me this the 29th *day of* January, 19 88

Affiant

My commission expires 3/11/90 *(Affix Seal)*

Notary Public

This is improved ( ) unimproved ( ) property known as Grandview Avenue, Nashville, Tn.
(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.

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 29th *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.*

Beasley & Sons Co., Inc.

William A. Beasley, III
ITS:

William A. Beasley, III

Sara M. Beasley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7461 PAGE 647

Personally appeared before me the undersigned, *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* 29th *day of* January, *19* 88

Notary Public

Commission expires 3/11/90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* William A. Beasley, III, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* him *self to be* Chairman *of the* Beasley & Sons Co., Inc., *the within named bargainor, a corporation, and that* he *as such* Chairman *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Chairman.

Witness my hand and seal, at office in Nashville, Tennessee, *this* 29th *day of* January, *19* 88

Notary Public

Commission expires 3/11/90

0 2 1 0 9

FEB 3 8 30 AM '88
DAVIDSON COUNTY, TN
REAL ESTATE REFERENCE

EXHIBIT "A"

and William A. Beasley, III and Sara M. Beasley, as Tenants in Common (as to tract 2)

Caldwell Avenue, and extends back westwardly between parallel lines, 150 feet to an alley.

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

The above described Tracts 1 & 2 also being part of Lot No. 1 on the plat of Knestrick Subdivision of record in Book 6900, page 523, Register's Office, Davidson County, Tennessee, as re-recorded in Book 6900, page 554, said Register's Office.

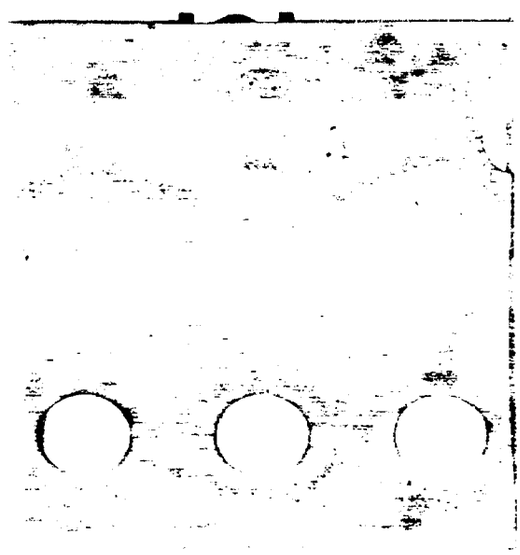
Sarah M. Beasley and Sara M. Beasley are one and the same persons.

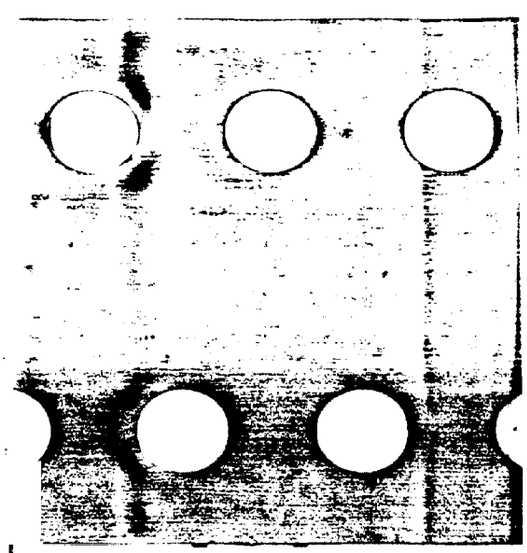
WARRANTY DEED

FROM

TO

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





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7461 PAGE 648

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

CAMT	38250.00
CON TX	106.96
PRFEE	0.50
WDEED	6.00
TOTAL	113.46
CHECK	113.46

02/03/88 01 08:30 0001 3530

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02109

IDENTIFICATION REFERENCE

FEB 3 8 30 AM '88

DAVIDSON COUNTY, TN

No. 58391