BOOK 9318 PAGE 216

GENERAL WARRANTY DEED

FROM: Morton B. Howell, Jr., and wife, Nancy W. Howell, Grantors,

TO: Earl Beasley, Jr., Grantee

This instrument was prepared by:
Lea W. Stouffer
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Earl Beasley, Jr. 226 Ensworth Avenue Nashville, TN 37205	Same	Map 91-09 Parcel 61

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Four Hundred Eighty Thousand and No/100 Dollars ($480,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 19th day of April, 1994.

Notary Public

My Commission Expires: 1/25/97

FOR AND IN CONSIDERATION OF the sum of Four Hundred Eighty Thousand and No/100 Dollars ($480,000.00), the receipt and sufficiency of which are hereby acknowledged, Morton B. Howell, Jr. and wife, Nancy W. Howell (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto Earl Beasley, Jr. (the "Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 6115 Robertson Avenue, Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns forever.

And Grantors do covenant with the Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, Grantors have a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantors do further covenant and bind Grantors, their heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness our hands this 20th day of April, 1994.

Morton B. Howell
MORTON B. HOWELL, JR.

Nancy W. Howell
NANCY W. HOWELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Joan T. Allen, a Notary Public of said County and State, MORTON B. HOWELL, JR., the within named 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, at Office, this 20th day of April, 1994.

Joan T. Allen
Notary Public

My Commission Expires: My Commission Expires JULY 26, 1997

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Joan T. Allen, a Notary Public of said County and State, NANCY W. HOWELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 20th day of April, 1994.

Joan T. Allen
Notary Public

My Commission Expires: My Commission Expires JULY 26, 1997

EXHIBIT A

Property Description

Being a tract of land lying in Nashville, Davidson County, Tennessee and being Lot 3 of the Resubdivision of Howell-Milligan Property, as of record in Plat Book 7900, page 681, and being a part of the property of Morton B. Howell Jr. and Nancy W. Howell as of record in Deed Book 2740, page 631, in the Register's Office for Davidson County, Tennessee, and being bounded on the north by the south right-of-way line of Robertson Avenue, on the east by Mrs. James H. Burton as of record in Deed Book 1913, page 319, and by Parkside Place Condominiums as of record in Plat Book 6200, page 354, on the south by the north right-of-way line of Deal Avenue, and on the west by Earl Milligan as of record in Deed Book 4962, page 876, and by Lot 2 of the Resubdivision of Howell-Milligan Property, as of record in Plat Book 7900, page 681, and being the property of Joyce Milligan as of record in Deed Book 4962, page 876, and being more particularly described as follows;

Beginning at an iron rod in the south right-of-way line of Robertson Avenue at a common corner with Mrs. James H. Burton;

Thence with Mrs. James H. Burton south 04 deg. 17 min. 16 sec. west, 432.44 feet to an iron rod in the north right-of-way line of Deal Avenue at a common corner with Parkside Place Condominiums;

Thence with the north right-of-way line of Deal Avenue north 85 deg. 34 min. 00 sec. west, 250.00 feet to an iron rod at a common corner with Earl Milligan;

Thence with Earl Milligan north 04 deg. 23 min. 57 sec. east, 216.19 feet to an iron rod at a common corner with Lot 2;

Thence with Lot 2 north 12 deg. 53 min. 50 sec. east, 218.58 feet to an iron rod in the south right-of-way line of Robertson Avenue;

Thence with the south right-of-way line of Robertson Avenue south 85 deg. 34 min. 36 sec. east, 216.86 feet to the point of beginning.

Containing 104,429 square feet (2.397 acres more or less).

Being part of the same property conveyed to Morton B. Howell, Jr. and wife, Nancy W. Howell, by deed from P. E. Tittle and wife, Mary L. Tittle, of record in Book 2740, page 631, Register's Office for Davidson County, Tennessee.

The above property description is based on a plat of the resubdivision of Howell-Milligan property prepared by R. Scot Cherry, R.L.S. #1512 of Cherry Land Surveying, 700 Craighead Street, Nashville, Tennessee 37204, dated January 17, 1994.

EXHIBIT B BOOK 9318 PAGE 220

Encumbrances

1. Taxes for 1994, a lien not yet due and payable, which have been prorated and assumed by Grantee.

2. All matters shown on the plat of record in Book 7900, page 681, Register's Office for Davidson County, Tennessee.

3. Easement for sanitary sewers and/or storm drainage of record in Book 3986, page 405, said Register's Office.

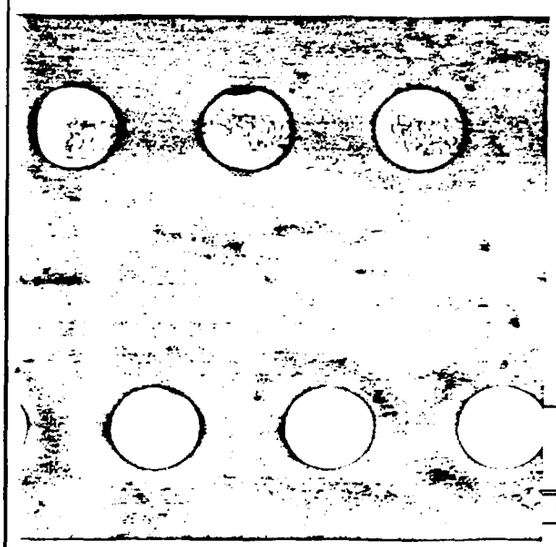
5413 04/20 0101 03CHECK 1797.00

94 APR 20 PM 3:39

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

41264

IDENTIF. & REFERENCE



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

RECEIVED OF _____

FOR _____

BOOK 9318 PAGE 221

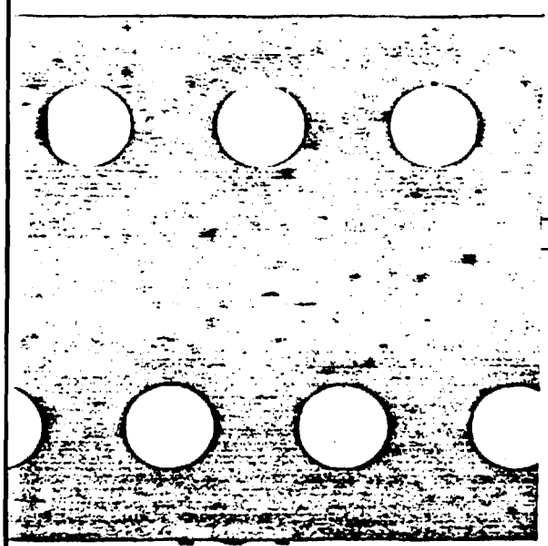
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 480000.00
CON TX 1776.00
PRFEE 1.00
WDEED 20.00
TOTAL 1797.00
CHECK 1797.00

04/20/94 01 15:40 0001 6418

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



41264
IDENTIF. ↑ REFERENCE

94 APR 20 PM 3:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 781580