BOOK 9405 PAGE 515

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Belle Meade Title & Escrow Co. P.O. Box 24457 Nashville, TN 37202	New Owner	Map 105-4 Parcels 170

This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont Blvd., Suite 115, Nashville, Tennessee 37205

6162 07/12 0101 03CHECK 231.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Curtis F. Seals, married and Eddie Beard (The "Grantor") have bargained and sold, and by these presents does transfer and convey unto Belle Meade Title & Escrow Co. Trustee for 1233 Lewis Street Land Trust (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being the southerly 12 1/2 feet of Lot No. 22 and the northerly 25 feet of Lot No. 23 on the Revised Plan of Trimble's National Hill addition of record in Book 21, page 121, Register's Office for said County, as follows:

Said parts of Lots Nos. 22 and 23 front together 37 1/2 feet on the westerly side of Lewis, formerly East Hill Street and extends back between parallel lines 120 feet to an alley.

Being the same property conveyed to Curtis F. Seals and wife, Barbara Seals and Eddie Beard of record in Book 7792, page 315, said Register's Office for Davidson County, Tennessee and Curtis F. Seals by Quitclaim Deed from Barbara A. Nelson of record in Book 8910, page 931, said Register's Office for Davidson County, Tennessee.

The above described real property is not the homestead property of either Curtis F. Seals or Debbie Seals and never has been and is business property co-owned by Curtis F. Seals and Eddie Beard. Debbie Seals has no legal interest in the subject property.

This property is commonly known as 1233 Lewis Street, Nashville, Tennessee 37210.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $60,000.00.

Herman A. Ruben
Affiant

Subscribed and sworn to before me this 1st day of July, 1994.

Joseph V. Ferrelli
Notary Public

My Commission Expires 11/20/96

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 1st day of July, 1994.

Curtis F. Seals
Curtis F. Seals

Eddie Beard
Eddie Beard

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Curtis F. Seals and Eddie Beard, the bargainors, 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.

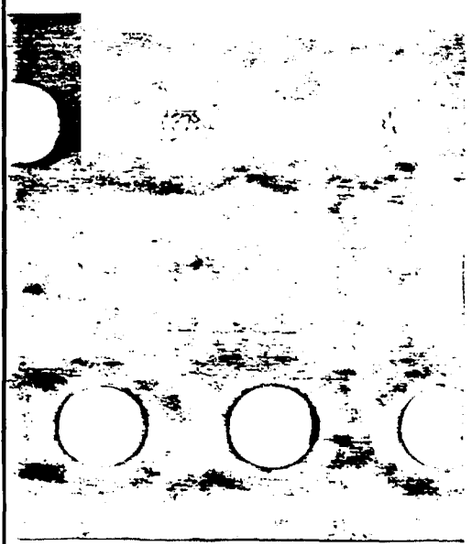
WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of July, 1994.

Joseph V. Ferrelli
Notary Public

My Commission Expires: 11/20/96

70332
IDENTIF. & REFERENCE

94 JUL 12 PM 3:27
FELIX Z. REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9405 PAGE 517

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

CAMT 60000.00
CON TX 222.00
PRFEE 1.00
MDEED 8.00
TOTAL 231.00
CHECK 231.00

07/12/94 01 15:26 0001 6162

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

70332
IDENTIF. ↑ REFERENCE

94 JUL 12 PM 3:27
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 812775