FILE BOX 57

BOOK 9588 PG 598

This instrument prepared by
Thomas C. Scott
TUNE, ENTREKIN & WHITE
21st Floor, First American Center
Nashville, Tennessee 37238-0091

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,189,597.15.

Affiant

Subscribed and sworn to before me this 31 day of July, 1995

Notary Public

My commission expires:

My Commission Expires NOV. 20, 1998

31762

IDENTIFICATION REFERENCE

SEP 7 3 PM 3:02

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
Richard M. Small **Small & Company** **104 Woodmont Boulevard** **Nashville, TN 37205**	**Same**	**Map: 144** **Parcel: 29 and 30**

9084 02/03 0101 03CHECK 4438.52

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gladys Mays Beasley, T. Edward Settles as Third Party Intermediary and Betty Anne Beasley Rich,** (the "Grantor"), has bargained and sold, and by

"Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Richard M. Small** (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

See Exhibit A attached hereto

This conveyance is subject to the following:

See Exhibit B attached hereto

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

And the Grantor does covenant with the said Grantee that he is 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 above.

And the Grantor does further covenant and bind himself, his heirs, successors and assigns, to warrant and forever defend the title to the land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned Grantor has executed this General Warranty Deed as of February 2, 1995.

Gladys Mays Beasley

Gladys Mays Beasley

T. Edward Settles

T. Edward Settles as Third Party Intermediary

Betty Anne Beasley Rich

Betty Anne Beasley Rich

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Gladys Mays 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 she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the 2d day of February, 1995.

NOTARY PUBLIC

My Commission expires:_____

THOMAS C. SCOTT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires NOV. 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **T. Edward Settles as Third Party Intermediary**, 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 he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the 21 day of February, 1995.

NOTARY PUBLIC

My Commission expires:_____

THOMAS C. SCOTT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires NOV. 20, 1996

BOOK 9588 PG 601

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Betty Anne Beasley Rich**, 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 she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the 21 day of February, 1995.

NOTARY PUBLIC

THOMAS C. SCOTT
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

My Commission expires:_____

My Commission Expires NOV. 20, 1996

gen.dir\beaslywr.ded

BOOK 9588 PG 602

EXHIBIT A

Tract 4 -

Beginning at an existing iron pin near a 40" oak, being the southeast corner of Parcel 85 on Tax Map 144 owned by Joseph N. Barker, Trustee, of record in Deed Book 8730, Page 173, R.O.D.C., Tennessee; thence,

1. With the south line of Barker, S 79° 59' 46" E, 141.06 feet to a point; thence,
2. With the east line of Barker, N 24° 49' 29" E, 235.35 feet to a point; thence,
3. N 24° 49' 29" E, 239.65 feet to a point; thence,
4. N 4° 36' 43" E, 235.00 feet to a point; thence,
5. N 49° 42' 23" E, 134.74 feet to an existing iron pin; thence,
6. Continuing with Barker, N 13° 07' 26" E, 245.07 feet; thence,
7. N 36° 24' 11" E, 82.00 feet to a point; thence,
8. S 87° 27' 55" E, 22.33 feet to a point; thence,
9. S 87° 27' 55" E, 127.67 feet to an existing iron pin; thence,
10. Continuing with Barker, S 86° 45' 31" E, 519.96 feet; thence,
11. S 35° 46' 00" W, 266.86 feet to a point; thence,
12. S 3° 35' 00" E, 332.30 feet to a point; thence,
13. N 72° 20' 00" W, 213.70 feet to a point; thence,
14. S 19° 21' 00" W, 351.40 feet to a point; thence,
15. S 17° 45' 00" W, 124.59 feet to a point; thence,
16. N 70 ° 37' 19" W, 329.76 feet to a point; thence,
17. S 39° 00' 15" W, 713.80 feet to a point in the east line of Chickering Valley Subdivision as of record in Book 2331, Page 121, R.O.D.C., Tennessee; thence,

18. With the east line of Chickering Valley Subdivision, N 2° 42' 03" E, 71.15 feet to an existing iron pin; thence,

19. N 3° 35' 55" E, 317.93 feet to the point of beginning and containing 568,762 square feet on 13.057 acres.

Being the same property conveyed to Nancy Carol Martin, Betty Anne Beasley Rich and Gladys Mays Beasely by Quitclaim Deed from Gladys Mays Beasely, Trustee of record in Book 8171, page 932, R.O.D.C., Tennessee.

gen.dir\beslyprp.des

Tract 5 -

To find the point of beginning for the herein described tract of land begin at a point in the westerly right-of-way line of Hillsboro Pike at the southeast corner of The Revised Plan of Castlewood as of record in Book 6900, Page 133, R.O.D.C., Tennessee; thence.

1. With the Westerly right-of-way line of Hillsboro Pike, S 24° 38' 04" W, 73.12 feet to an iron pin set at the beginning of a curve; thence,

2. With said westerly right-of-way, with a curve to the right (radius 8955.00'), southwesterly a distance of 313.88 feet to a point and having a chord bearing and distance of S 24° 06' 01" W, 313.88 feet to the point of beginning;

3. With the westerly right-of-way line of Hillsboro Pike, with a curve to the right (radius 8955.00') southwestwardly a distance of 515.31 feet to the northeasterly corner of Tract "E" and having a chord bearing and distance of S 26° 45' 11" W, 515.222 feet; thence,

4. N 80° 27' 41" W, 467.83 feet to a point; thence,

5. N 79° 21' 30" W, 1224.60 feet to a point; thence,

6. S 18° 24' 42" W, 398.00 feet to a point; thence.

7. N 70° 37' 19" W, 231.44 feet to a point; thence,

8. N 17° 45' 00" E, 124.59 feet to a point; thence,

9. N 19° 21' 00" E, 351.40 feet to a point; thence,

10. S 72° 20' 00" E, 213.70 feet to a point; thence,

11. N 2° 35' 00" W, 332.30 feet to a point; thence,

12. N 35° 46' 00" E, 266.86 feet to a point in the south line of Barker, Trustee; thence,

13. With the south line of Barker, S 86° 45' 31" E, 30.04 feet to an iron pin; thence,

14. Continuing with Barker, N 5° 50' 59" E, 50.00 feet to an iron pin on the easterly right-of-way line of Balbade Drive where Balbade now ends and being in the south line of Chickering Park Section 3 as of record in Book 2553, Page 90, R.O.D.C., Tennessee; thence,

15. With the south line of said Chickering Park Section 3, S 86° 40' 41" E, 566.25 feet to an existing iron pin set in concrete at the southwesterly corner of The revised Plan of Castlewood as of record in Book 6900, Page 133, R.O.D.C., Tennessee; thence,

16. With the south line of Castlewood, S 83° 55' 33" E, 560.42 feet to a point; thence,

17. S 18° 45' 13" W, 249.00 feet to a point; thence,

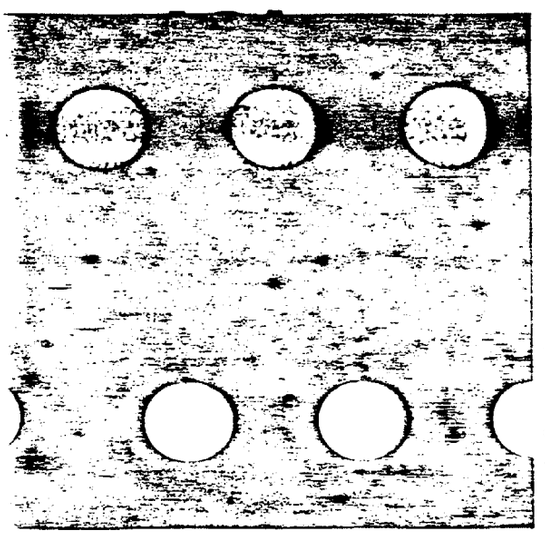
18. S 73° 37' 47" E, 698.50 feet to the point of beginning and containing 1,339,778 square feet or 30.757 acres.

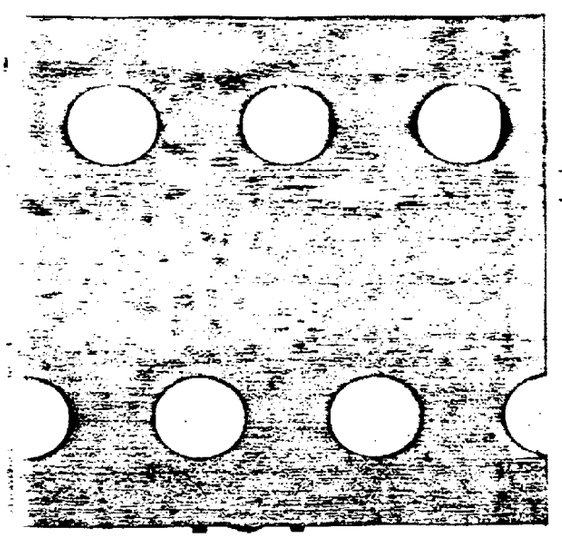
Being the same property conveyed to Nancy Carolyn Beasley (now Nancy Carol Martin) Elizabeth Anne Beasley Rich and Gladys Mays Beasley as devisees under the Last Will and Testament of Murray W. Mays of record in Will Book 73, page 427, Probate Court Clerk's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes for 1995, which have been prorated and are assumed by the Grantee.

2. Sanitary Sewer and Storm Drainage Easements of record in Book 7911, Page 451 and Book 8009, Page 109, Register's Office for Davidson County, Tennessee.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9588 PG 607

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 1189597.15
CON TX 4401.52
PRFEE 1.00
WDEED 36.00
TOTAL 4438.52
CHECK 4438.52

02/03/95 01 15:02 0001 9084

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31762
IDENTIFICATION REFERENCE

95 FEB -3 PM 3:02

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 878833