33873

IDENTIF. & REFERENCE

BOOK 9594 PG 390

PICK-UP

95 FEB 13 PM 3:23

FELIX ... REGISTER
DAVIDSON COUNTY, TN.

This Instrument Was Prepared By:
Hugh C. Howser, Jr., Esq.
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

Address New Owner(s):
John M. Beasley
1100 Sixth Avenue North
Nashville, TN 37208

Send Tax Bills to
New Owner

Tax Information:
Map: 82-13
Parcel: 199

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, CAROLYN NASH, AS EXECUTOR OF THE ESTATE OF ARCHIE H. NASH AND AS SOLE BENEFICIARY (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to JOHN M. BEASLEY, (the "Grantee"), his heirs and assigns, all that tract or parcel of land described on Exhibit "A" hereto.

This is improved property located at 1100 Sixth Avenue North, Nashville, Tennessee.

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

AND Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to said Grantee, his heirs and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of February, 1995.

THE ESTATE OF ARCHIE H. NASH

BY: Carolyn Heer Nash, Executrix
CAROLYN NASH,
EXECUTOR

Carolyn Heer Nash
CAROLYN NASH
SOLE BENEFICIARY

STATE OF ~~TENNESSEE~~ Florida)
COUNTY OF Lee)

Before me, Cherisse Rettig, a Notary Public in and for the County and State aforesaid, personally appeared Carolyn Nash, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Executor of the Estate of Archie H. Nash, the within named bargainor, a decedent's estate, and that she as such Executor, executed the foregoing instrument for the purposes therein contained, by signing the name of the decedent's estate by herself as Executor.

Witness my hand and seal, at office in Nashville, Tennessee, this 13 day of February, 1995.

Cherisse Rettig
Notary Public

My Commission Expires:

CHERISSE RETTIG
My Comm Exp. 7/05/98
Bonded By Service Ins
No. CC384927
[ ] Personally Known [X] Other I.D.

STATE OF ~~TENNESSEE~~ Florida)
COUNTY OF Lee)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carolyn Nash, 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 13 day of February, 1995.

Cherisse Rettig
Notary Public

My Commission Expires:

CHERISSE RETTIG
My Comm Exp. 7/05/98
Bonded By Service Ins
No. CC384927
[ ] Personally Known [X] Other I.D.

BOOK 9594PG392

STATE OF ~~TENNESSEE~~ Florida)
COUNTY OF Lee)

The actual consideration or value, whichever is greater, for this transfer is $662,500.00.

Carolyn Heer Nash
Affiant

Subscribed and sworn to before me,
this 13 day of February, 1995.

Cherisse Rettig
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA

CHERISSE RETTIG
My Comm Exp. 7/05/98
Bonded By Service Ins
No. CC384927
[ ] Personally Known [ ] Other I.D.

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Land in Davidson County, Tennessee, described as follows:

Tract I: Being the south part of Lots Nos. 83 and 84 on the Map of David T. McGavock's plan of lots of record in Book 10, page 606, 607, 608 and 609, Register's Office for Davidson County, Tennessee. Said parts of said lots adjoin and front together 138 feet on the north side of Jefferson Street and run back 112 feet on the east line of Lot No. 83 and 100 feet on the west line of Lot No. 84, along the easterly margin of 6th Avenue North, formerly High Street, to a dead line in the rear on which they measure 137 feet.

Included in the above description but specifically excluded therefrom is that portion conveyed to The Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from Archie H. Nash, unmarried of record in Book 8385, page 232, said Register's Office.

Tract II: Beginning on the easterly margin of 6th Avenue North, formerly High Street, at a point 199.9 feet north of the northerly margin of Jefferson Street, said point being the northwest corner of the property conveyed to Martha L. Marr by deed from Commerce Union Bank, of record in Book 895, page 694, said Register's Office; thence with said Marr's northerly line eastwardly 136.5 feet, more or less, to the dividing line between Lots Nos. 82 and 83; thence with the said dividing line northwardly 102 feet to the southerly margin of Madison Street; thence with the said street westwardly 136.5 feet to the easterly margin of 6th Avenue, North; thence southerly with the easterly margin of 6th Avenue, North, 102 feet to the point of beginning.

Tract III: Being part of Lots Nos. 83 and 84 on the Plan of D. T. McGavock's Addition as of record in Book 10, page 606, 607, 608, and 609, Register's Office for Davidson County, Tennessee, and described as follows: Beginning on the easterly margin of 6th Avenue, North, formerly High Street, at a point 157.9 feet north of the northerly margin of Jefferson Street; thence eastwardly 140.5 feet, more or less, to the westerly line of Lot No. 82 on said plan, said point being 184 feet of the northerly margin of Jefferson Street; thence with the westerly line of said Lot No. 82, northwardly 42 feet; thence westwardly 140.5 feet, more or less, to the easterly margin of Sixth Avenue North; thence with said Avenue, southwardly 42 feet to the point of beginning.

Tract IV: Being parts of Lots Nos. 83 and 84 on the Plan of D. T. McGavock's First Addition, as of record in Book 10, pages 606, 607, 608 and 609, Register's Office for Davidson County, Tennessee described as follows: Beginning on the easterly margin of 6th Avenue North, formerly High Street, at a point 100 feet north of the northerly margin of Jefferson Street; thence eastwardly 140.5 feet, more or less, to the westerly line of Lot No. 82 on said plan, said point being 112 feet, more or less, north of the northerly margin of Jefferson Street; thence with the westerly line of Lot No. 82 northwardly 72 feet to a point; thence westwardly 140.5 feet, more or less, to a point in the easterly margin of 6th Avenue North; thence with the easterly margin of said Avenue, southwardly 57.9 feet to the point of beginning.

Being the same property conveyed to Archie H. Nash and wife, Elizabeth Jane Nash by deed from Danny Young, Trustee, of record in Book 6126, page 124, Register's Office for Davidson County, Tennessee and by Quitclaim Deed of record in Book 6907, page 119, said Register's Office, the said Elizabeth Jane Nash conveyed her interest to Archie H. Nash.

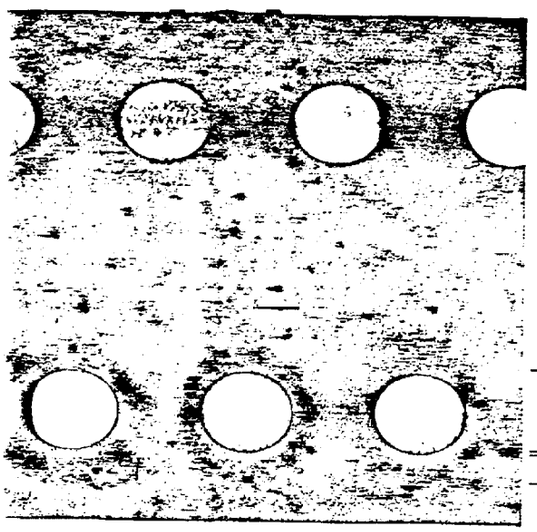
EXHIBIT A

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

2. Temporary Construction Easement of record in Book 8385, page 232, said Register's Office.

EXHIBIT B

1428 02/13 0101 03CHECK 2472.25



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

RECEIVED OF _____

FOR _____

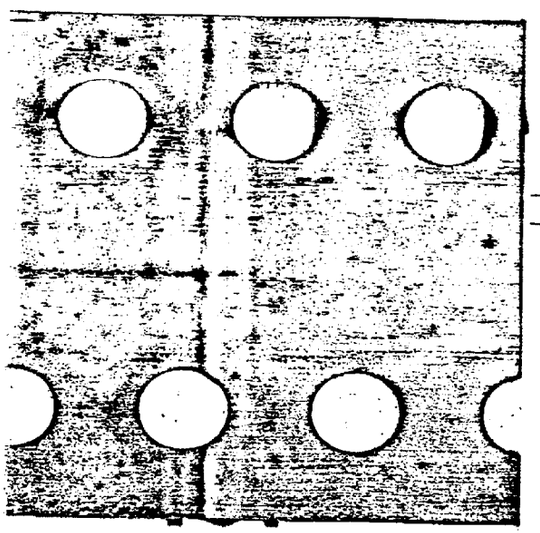
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
662500.00
CON TX 2451.25
PRFEE 1.00
WDEED 20.00
TOTAL 2472.25
CHECK 2472.25

02/13/95 01 03:21 0001 1428



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33873
IDENTIF. # REFERENCE

95 FEB 13 PM 3:2
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 881143