Box 2

OLD REPUBLIC
National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 9606 PG 736

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00

Deborah D. Beazley
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28th DAY February, 1995

NOTARY PUBLIC

My Commission expires: 5-28-95

GREGORY S. PEPPERONE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires May 28, 1995

THIS INSTRUMENT PREPARED BY		
Donald Arkovitz, Attorney, 332 White Bridge Road, Nashville, TN 37209		
NAME	ADDRESS	
NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
DEBORAH A. BEAZLEY, ET AL (NAME)	DEBORAH A. BEAZLEY, ET AL (NAME)	MAP NO. 91.15
228-54th Avenue North (ADDRESS)	228-54th Avenue North (ADDRESS)	PAR NO. 87
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37209 (CITY) (STATE) (ZIP)	25W-09965

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Estate of Lavinia Hill Foster-Sarah Foster Kelley, Executrix

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Deborah A. Beazley and Jane A. Kleiman, both unmarried, as joint tenants with rights of suviorship

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

SEE ATTACHED

5915 03/01 0101 03CHECK 345.63

37976

IDENTIFICATION REFERENCE

95 MAR -1 AM 9:07

REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 228-54th Avenue North, Nashville, TN 37209
(House Number) (Street) (City) (State) (Zip)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 28th day of February, 1995.

Sarah Foster Kelley, Executrix
ESTATE OF LAVINIA HILL FOSTER
SARAH FOSTER KELLEY, EXECUTRIX

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 9606 PG 737

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Sarah Foster Kelley, Executrix, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 25th day of February, 1995.

My Commission expires:
5-28-95

Notary Public

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires May 28, 1995

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Being the northerly part of Lot No. 5 and that part of the right-of-way of the N.C.&ST.L. Railroad (now abandoned) immediately east of said part of Lot No. 5 on the map showing subdivision of Lots Nos. 21 and 22 on the Realty Savings Bank & Trust Company' Revised Plan of West Extention of Charlotte Park Company's First Addition, as of record in Book 421, page 87, Register's Office for said County

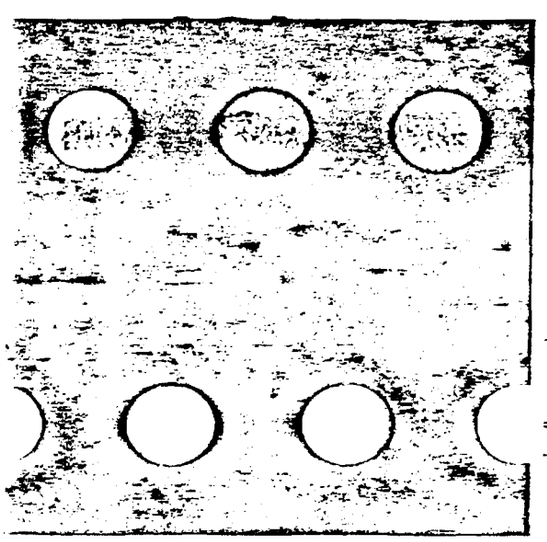
Described as follows:

Beginning on the easterly margin of 54th. Avenue North, formerly Richland Avenue, at the northwest corner of Lot No. 5; thence with the easterly margin of said Avenue, southwardly 82½ feet, more or less, to the northwest corner of the property conveyed to J. W. Woodall and wife, by deed from S. S. Foster of record in Book898, page 506, said Register's Office; thence with the northerly line of said Woodall property, eastwardly 227½ feet, more or less, to the westerly margin of said abandoned right-of-way, said point being the northwest corner of the property conveyed to J. W. Woodall by deed from the Nashville, Chattanooga & St. Louis Railway of record in Book 1246, page 53, said Register's Office, continuing in the same direction and with the northerly line of the last mentioned Woodall tract 40 feet, in all 267.5 feet, more or less, to the westerly line of Lot No. 1 on said plan; thence with said line northwardly 81½ feet to the northwest corner of said Lot No. 1; thence westwardly 295 feet to the beginning.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

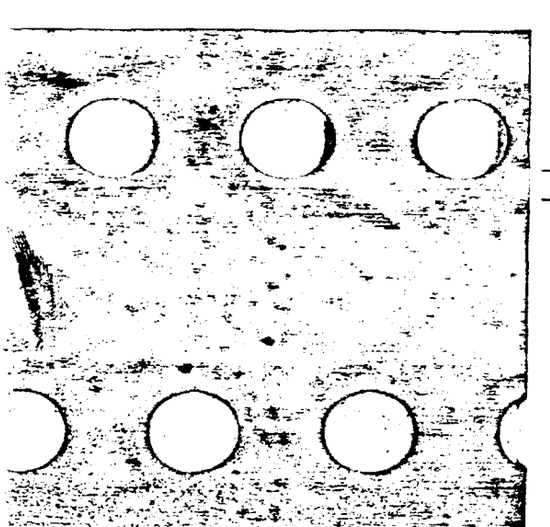
BOOK 9606 PG 739

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	89900.00
CON TX	332.63
PRFEE	1.00
WDEED	12.00
TOTAL	345.63
CHECK	345.63

03/01/95 01 09:08 0001 5915



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37976
IDENTIF. & REFERENCE

95 MAR -1 AM 9:07

REGISTER
DAVIDSON COUNTY, TN.

No. 885574