This instrument prepared by:

Davidson County DEEDQC
Recvd: 02/21/03 11:39 3pgs
Fees:17.00 Taxes:0.00
20030221-0023213

J. Allen Reynolds III
Evans, Jones & Reynolds,
A Professional Corporation
1810 One Nashville Place
150 Fourth Avenue North
Nashville, Tennessee 37219-2424

# TENNESSEE QUITCLAIM DEED

| ADDRESS OF NEW OWNERS: | SEND TAX BILLS TO: | MAP/PARCEL: |
|---|---|---|
| Beasley Partners, LP<br>508 Dekemont Lane<br>Brentwood, Tennessee 37027 | Beasley Partners, LP<br>508 Dekemont Lane<br>Brentwood, Tennessee 37027 | Map 82-13<br>Parcel 199 |

*This instrument prepared from information furnished by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.*

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FOR AND IN CONSIDERATION of the amount of One and No/100 Dollar ($1.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **John M. Beasley,** herein called the Grantor, does hereby quitclaim and convey unto **Beasley Partners, LP,** a Tennessee limited partnership, herein called the Grantee, its successors and assigns, all of his right, title and interest in and to certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows: to wit:

Land in Davidson County, Tennessee, described as follows:

**TRACT I:** Being the south parts 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 199.99 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 No 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 to 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 unto **John M. Beasley** by warranty deed of **Carolyn Nash, as Executor of the Estate of Archie H. Nash** and as sole beneficiary, dated February 13, 1995, recorded in Deed Book 9594, Page 390, Register's Office of Davidson County, Tennessee.

This is improved property, known as 1100 Sixth Avenue North, Nashville, Tennessee 37208.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

**Mary Beth Beasley,** wife of **John M. Beasley,** the herein named Grantor, joins in this conveyance for the purpose of conveying or releasing any and all marital rights she may have in the above-described property being conveyed.

EXECUTED ON THIS THE 20 DAY OF February, 2003.

**John M. Beasley**

**Mary Beth Beasley**

STATE OF TENNESSEE )
)
COUNTY OF Davidson )

Personally appeared before me, Cindy K. Runge, a Notary Public, in and for said County and State, **John M. Beasley**, and wife, **Mary Beth Beasley**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of February, 2003

Notary Public

My Commission Expires: July 31, 2005

CINDY K. RUNGE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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STATE OF TENNESSEE )
)
COUNTY OF Williamson)

The actual consideration paid for this transfer is $0.00

Affiant

Subscribed and sworn to before me this the 20th day of February, 2003.

Notary Public

My Commission Expires: July 31, 2005

CINDY K. RUNGE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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400500 ckrs.024 Quitclaim Deed - 6th Avenue Property.wpd