This instrument prepared by
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5278 PAGE 102

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alvin G. Beaman (NAME:)	Alvin G. Beaman (NAME:)	Map 116-15
420 Jackson Boulevard (STREET ADDRESS OR ROUTE NUMBER)	420 Jackson Boulevard (STREET ADDRESS)	Parcel 3
Nashville, Tennessee 37205 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37205 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and No/100 ---------- ($10.00) ---------- *DOLLARS*

cash in hand paid by Alvin G. Beaman and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, William J. Anderson, III, an unmarried man,

have bargained and sold, and by these presents do transfer and convey unto the said Alvin G. Beaman, his

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being part of Lot No. 6 on the First Plan of Belle Meade, as of record in Book 332, page 88, Register's Office for said County, described as follows:

Beginning in the easterly margin of Jackson Boulevard at the corner of Lots Nos. 5 and 6 of said Plan; thence with said Boulevard, southeasterly 298 feet to the northerly margin of Glen Eden Drive; thence north 68 degrees 45 minutes east, with the north margin of said Drive, 541 feet to a curve; thence along said curve having a radius of 598 feet a distance of 368 feet to the westerly margin of a 10-foot strip and the east line of Lot No. 6; thence north 3 degrees 45 minutes east 125 feet; thence north 56 degrees 30 minutes west 501 feet to the corner of Lots 5 and 6; thence south 59 degrees 30 minutes west 678.6 feet to the beginning, containing 6.85 acres, more or less.

Included in the above description, but excluded therefrom is the property conveyed to Richard C. Patrick, Jr. and wife, of record in Book 3129, page 125, Register's Office for Davidson County, Tennessee, as follows:
Beginning on the northerly margin of Glen Eden Drive at an iron pin in the westerly margin of a 10-foot reserved strip; thence with said reserved strip, north 1 degree 45 minutes east 130.4 feet, more or less, to a stone; thence north 56 degrees 30 minutes west 344.7 feet to an iron pin; thence leaving said reserved strip, south 10 degrees 30 minutes east 305.9 feet to an iron pin on the northerly margin of said Glen Eden Drive; thence with the northerly margin of said Drive, eastwardly 231.7 feet to the beginning.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 77[illegible],000.00

Subscribed and sworn to before me, this the 24th day of April 1978

Affiant

My commission expires: 12-5-79 (Affix Seal)

Notary Public

GEORGE W. [illegible] NOTARY PUBLIC DAVIDSON COUNTY, TENN.

The above described property was conveyed to William J. Anderson, III, and wife, Michael L. Anderson, by deed from Louise Pritchett Shwab, of record in Book 4501, page 110, Register's Office for said County, and the interest of Michael L. Anderson was vested in William J. Anderson, III, by decree entered in Minute Book 85C, page 1026, Fourth Circuit Court for said County, a certified copy of which is of record in Book 4790, page 560, said Register's Office.

This is unimproved ( ) improved (X) property, known as 420 Jackson Boulevard (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Alvin G. Beaman, his *heirs and assigns, forever.*

And I *do covenant with the said* Alvin G. Beaman *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for 1978 taxes which are prorated and assumed by grantee.

And I, William J. Anderson, III, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Alvin G. Beaman, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 24th *day of* April, *19* 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William J. Anderson III

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, George W. Pickens, a Notary Public in and for said County and State, the within named William J. Anderson, III, unmarried

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4 day of April, 19 78.

George W. Pickens, Notary Public.

GEORGE W. PICKENS NOTARY PUBLIC DAVIDSON COUNTY TENN.

Commission Expires 12-5-79

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

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

, Notary Public.

Commission Expires .

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission Expires .

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WARRANTY DEED

FROM

Anderson

TO

Beaman

E 6 2 0 1 7

IDENTIF. REFERENCE

APR 26 3 12 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

GREAT [illegible] & SON, INC.
204 Stahlman Building
Nashville, Tennessee 37201

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

APR26'78 CONV * .00 175,000.00
APR26'78 S'TAX B*2,015.00
APR26'78 PR'FEE B* .50
APR26'78 W'DEED B* 8.00 * 2,023.50