Address of New owner:
Lee A. Beaman
1525 Broadway
Nashville, Tennessee

Prepared by:
Ticor Title Insurance
6200 Texas Commerce Tower
Houston, Texas 77002

Send tax bills:
Same as new owner

Map & Parcel
BH-2260 Map & Parcel 118-11-144

2

BOOK 6553 PAGE 436

MAP 118-11
Par 144.00

SPECIAL WARRANTY DEED

STATE OF TENNESSEE §
§ KNOW ALL MEN BY THESE PRESENTS: THAT
COUNTY OF DAVIDSON §

EXXON EDUCATION FOUNDATION, a not for profit corporation incorporated in New Jersey, having an office at 111 W. 49th Street, New York, N.Y. 10020, hereinafter called "Grantor," for and in consideration of the sum of Seven Hundred Twenty-five Thousand and No/100 Dollars ($725,000.00) cash to it in hand paid by LEE A. BEAMAN, 1525 Broadway, Nashville, Tennessee 37203, hereinafter called "Grantee," the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said Grantee, subject to the further provisions of this Deed, those certain tracts or parcels of land (the "Property") lying and being in the County of Davidson, State of Tennessee, being more particularly described in Exhibit "A," attached hereto and incorporated herein for all purposes.

This conveyance is made by Grantor and accepted by Grantee subject to all valid and subsisting conditions, covenants, restrictions, reservations, exceptions, rights-of-way and easements of record and all laws, regulations and restrictions, including building and zoning ordinances, of municipal or other governmental authorities applicable to and enforceable against the above-described Property.

Ad valorem taxes and special assessments, if any, against the Property herein conveyed for the current year shall be prorated between Grantor and Grantee as of the effective date hereof, and Grantee hereby assumes and agrees to pay same.

TO HAVE AND TO HOLD the above-described Property, together with the appurtenances, estate, title and interest thereto, unto the said Grantee, Grantee's legal representatives, heirs and assigns forever, subject to the provisions hereof, and in lieu of all other warranties, express or implied, Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend the title to the Property unto the said Grantee, Grantee's legal representatives, heirs and assigns against every person whomsoever lawfully claiming or to claim the

same or any part thereof, by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the 8th day of April, 1985, but EFFECTIVE as of the 8th day of May, 1985.

ATTEST:

B. P. Pierce
Assistant Secretary

EXXON EDUCATION FOUNDATION

By John B. Turner, Jr.
Vice President

FORM APPROVED

K-5

STATE OF TEXAS §
§
COUNTY OF HARRIS §

Before me, a Notary Public of the State and County aforesaid, personally appeared JOHN B. TURNER, JR., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Vice President of EXXON EDUCATION FOUNDATION, the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal of office in Harris County, Texas this 8th day of April, 1985.

Margarite L. Edstrom
Notary Public, State of Texas

My commission expires:_____

A-101

MARGARITE L. EDSTROM
Notary Public in and for State of Texas
My Commission Expires August 31, 1988

NOTARY PUBLIC STATE OF TEXAS

STATE OF TENNESSEE §
§
COUNTY OF Davidson §

The actual consideration for this transfer or value of property (whichever is greater) is $725,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Lee A. Beaman

By: _____
Attorney in Fact

Sworn to and subscribed before me this 8th day of May, 1985.

_____
Notary Public in and for
Davidson County, Tennessee
My commission expires: 1-18-87

EEF 239
Nashville, TN

BOOK 6553 PAGE 439

EXHIBIT "A" TO SPECIAL WARRANTY DEED FROM EXXON EDUCATION FOUNDATION TO LEE A. BEAMAN

Lot Nos. 5, 6, 7, 21, 22, 23 and 24 of Block "J" on the plan of Berry Hill Gardens Subdivision, as of record in Book 1130, Page 36, Register's Office of Davidson County, Tennessee.

Being the same land as described in that certain Quitclaim Deed dated February 5, 1985 from Exxon Corporation, a New Jersey corporation, as Donor, to Exxon Education Foundation, a New Jersey corporation, as Donee, recorded in Book 6495, Page 198, Register's Office, Davidson County, Tennessee.

J 0 3 3 5 8

IDENTIF. REFERENCE

MAY 10 9 21 AM '85

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

FILE TICOR TITLE INSURANCE COMPANY

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

RECEIVED OF _____

FOR _____

BOOK 6553 PAGE 440

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

725000.00- CAMT.
1805.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 1897.50-
6370A05/10/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J.O. 3.3.5.8.

IDENTIF. REFERENCE

MAR 10 9 28 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 133084