WARRANTY DEED

BOOK 6624 PAGE 62

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Lee A. Beaman 1525 Broadway Nashville, Tn. 37203	Same	93-9-139

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED TWENTY FIVE THOUSAND AND NO/100 ($225,000.00) DOLLARS,

ENDOWMENT FUND COMMISSION, MASONIC WIDOWS' & ORPHANS HOME OF NASHVILLE, TENNESSEE herein Grantor, has bargained and sold, and by these presents do transfer and convey unto the said LEE A. BEAMAN the GRANTEE herein, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, and described as follows, to-wit:

Being the easterly 60 feet of Lot No. 60 in McNairy's Plan of West Nashville as of record in Minute Book "C," pages 136 and 137, Chancery Court at Nashville for Davidson County, Tennessee.

Said easterly part of Lot No. 60 fronts 60 feet on the southerly side of Broad Street and runs back between parallel lines 169 feet to an alley.

Being the same property conveyed to Endowment Fund Commission, Masonic Widows' & Orphans Home of Nashville, Tennessee by deed from E. E. Murrey, of record in Book 962, page 317 and Grand Lodge Free and Accepted Masons of Tennessee in Book 1303, page 376, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to any matters arising out of Deed of Trust executed by Beaman Pontiac Company to W. Neill Fox, Trustee, of record in Book 5568, page 856 and assigned in Book 5568, page 970, and any matters shown on the Plan of record in Book C, pages 136 and 137, and Book 9, page 322, lease from Masonic Widows and Orphans Home to Beaman Pontiac, Inc. of record at Book 5700, page 92, and taxes for the year 1985 which have been prorated and assumed by the purchasers.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs and assigns, forever. And we do covenant with the said GRANTEE 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 herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, our heirs and assigns against the lawful claims of all persons, whomsoever.

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

Witness our hands this 2 day of August, 1985.

MASONIC WIDOWS AND ORPHANS HOME

E B Clarke
Commissioner

(Harry Dodson)
Commissioner

Andrew J. Dennard
Commissioner

2.65 1 1.

IDENTIFICATION REFERENCE

AUG 6 4 04 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

MAIL ENT.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared E. B. Clarke, with whom I am personally acquainted, and who upon his several oaths, acknowledged himself to be a Commissioner of the Endowment Fund Commission of Masonic Widows and Orphans Home of Nashville, Tennessee, and he as such Commissioner, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 2nd day of August, 1985.

Bonnie Hagewood
NOTARY PUBLIC

My commission expires: 4-17-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Harlan Dodson, with whom I am personally acquainted, and who upon his several oaths, acknowledged himself to be a Commissioner of the Endowment Fund Commission of Masonic Widows and Orphans Home of Nashville, Tennessee, and he as such Commissioner, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 2nd day of August, 1985.

Lisa W Smith
NOTARY PUBLIC

My commission expires: My Commission Expires April 17, 1988

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Andrew Benedict, with whom I am personally acquainted, and who upon his several oaths, acknowledged himself to be a Commissioner of the Endowment Fund Commission of Masonic Widows and Orphans Home of Nashville, Tennessee, and he as such Commissioner, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 2nd day of August, 1985.

Bonnie Hagewood
NOTARY PUBLIC

My commission expires: 4-17-88

BOOK 5524 PAGE 64

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for the transfer or value of property (whichever is greater) is $225,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Christopher Harris

Sworn to and subscribed before me
this 6 day of August, 1985.

Risa W Smith
NOTARY PUBLIC

My commission expires: My Commission Expires April 17, 1988

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT PREPARED BY HARLAN DODSON III, ATTORNEY AT LAW, 306 GAY STREET, SUITE 400, P. O. BOX 198066, NASHVILLE, TN 37219.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6624 PAGE 65

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

225000.00- CA 1T.
585.00 CSTAX
.50 PRFEE
9.00 MORTG
CHECK 594.50-
4905A08/06/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2651 I.

IDENTIFICATION REFERENCE

AUG 6 4 04 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 160925