BU 37 LBV

Address New Owner:	Map-Parcel Numbers:	Send TaxBills To:
Thomas W. Beasley d/b/a/ Tom Beasley Enterprises 1407 Lebanon Road Nashville, TN 37210	Map 94 Parcel 75	Thomas W. Beasley d/b/a Tom Beasley Enterprises 1407 Lebanon Road Nashville, TN 37210

This instrument prepared by: Boult, Cummings, Conners & Berry (JVT)
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **FENNER, SPELMAN CORPORATION,** a Tennessee corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **THOMAS W. BEASLEY, d/b/a TOM BEASLEY ENTERPRISES,** (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those matters set forth in Exhibit "B" which is attached hereto and incorporated herein by reference.

This is improved property known as 1407 Lebanon Road, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the Grantee that the Property is free from all encumbrances made or suffered by the undersigned except to the extent otherwise set forth herein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $75,000.00

Affiant

Subscribed and sworn to before me this 23rd day of December, 1988.

Notary Public
My Commission Expires: 9/26/1992

And Grantor does further covenant and bind itself, to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 23rd day of December, 1988.

FENNER, SPELMAN CORPORATION,
a Tennessee corporation

By: _____
Richard F. Cummins, President

State of Tennessee)
County of Davidson)

Personally appeared before me, Mary M. Brown, a Notary Public in and for the State and County aforesaid, Richard F. Cummins, with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purpose therein contained, and who further acknowledged that he is President of **FENNER, SPELMAN CORPORATION**, a Tennessee corporation, and is authorized to execute the foregoing instrument on behalf of said corporation.

Witness my hand at office, this 23rd day of December, 1988.

_____
Notary Public

My commission expires: 5/9/89

NOTARY PUBLIC AT LARGE STATE

EXHIBIT A

A tract of land in the 3rd, formerly the 15th, Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson-Miller, Engineers-Surveyors, dated June 6, 1958, as follows:

Beginning on the southerly margin of Lebanon Road at a point 71 feet east of the northeast corner of the property conveyed to Cletus Ball and wife, by deed from Francis C. Wallace and wife, of record in Book 2395, page 617, said Register's Office, also the northwest corner of the property conveyed to Hulon G. Lee and wife, by deed from William A. Cammuse, of record in Book 1881, page 147, said Register's Office; thence south 7°45' east 150 feet; thence north 78°00' east 150 feet; thence north 7°45' west 150 feet to the southerly margin of Lebanon Road; thence with the same south 78°00' west 150 feet to the beginning.

Being the same property conveyed to Fenner Spelman Corporation by deed from Hulan M. Lee and wife, Bulah C. Lee, and Hulan G. Lee and wife, Nell P. Lee, of record in Book 2797, page 28, Register's Office for Davidson County, Tennessee, the said Fenner Spelman Corporation being one and the same corporation as Fenner, Spelman Corporation.

EXHIBIT B

(Exceptions)

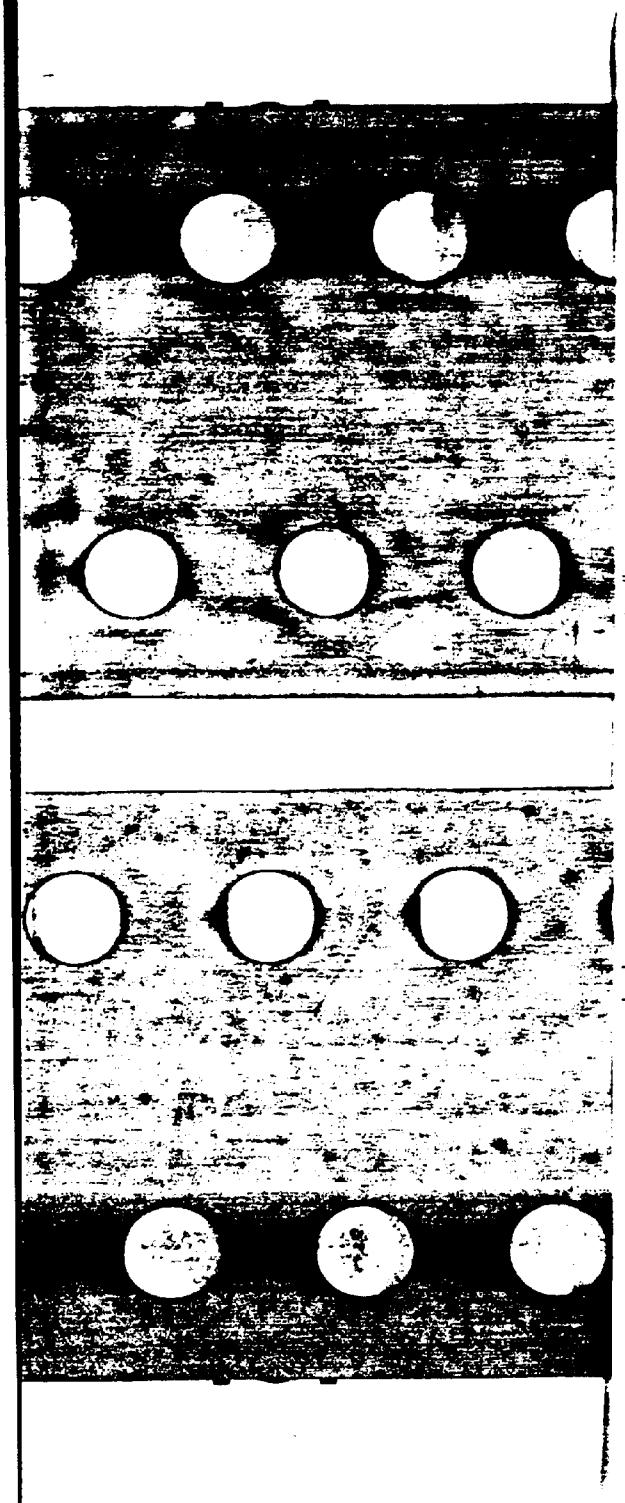
1. Taxes for 1988 which are assumed by the Grantee.

2. This conveyance is expressly subject to a right of ingress and egress retained by Seller's predecessor in title as set forth in the deed of record in Book 2797, page 028, Register's Office for Davidson County, Tennessee, said retained easement being over the easterly fifteen (15) feet of the property herein conveyed for the benefit of the tenant, present and future, of the tract of land adjoining the property herein conveyed on the rear or south, with a common boundary one hundred fifty (150) feet wide and extending southerly between parallel lines (being the east and west lines of the property herein conveyed, extended) approximately 150 feet to a dead line. It is expressly understood and agreed that this right of ingress and egress shall be for residential purposes only of said tenant, present and future, and persons calling upon him and his family; that the said easterly fifteen (15) feet of the property herein conveyed shall be kept open and unobstructed; and that the Grantee, his successors and assigns, hereby releases Grantor from any and all liability hereunder from and after the date hereof and said Grantee shall have the right to, but no obligation to, pave and re-pave the said fifteen (15) feet from time to time as he sees fit.

96960

Dec 28 11 34 AM '88

1617 12/28 0101 03CHECK 260.00



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

RECEIVED OF _____

FOR _____

BOOK 7737 PAGE 347

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		75000.00	
	CON TX		247.50	
	PRFEE		0.50	
	TDEED		12.00	
	ERR		CO	
	TDEED		12.00-	
	WDEED		12.00	
	TOTAL		260.00	
	CHECK		260.00	

12/28/88 01 11:35 0001 1617

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96960

TENNTIFT REFERENCE

Dec 28 11 34 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 167743