This instrument prepared by Christian A. Horsnell, Esq., Wyatt, Tarrant, Combs, Gilbert & Milom, 1100 Seventeenth Avenue, South, Nashville, Tennessee 37212

WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel
Samuel L. Beckman and wife, Pamela M. Beckman 229 Largo Drive Nashville, TN 37211	Same	Map 134-13 Parcel 199 05DU 11305

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, FREEMAN PUBLISHING COMPANY, INC., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto SAMUEL L. BECKMAN and wife, PAMELA M. BECKMAN, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT NO. I:

BEING Lot No. 270 on the Plan of Kenilworth Estates, Section 4, as of record in Book 3300, pages 34, 35 and 36, Register's Office for said County.

Said Lot No. 270 fronts 70 feet on the southerly side of Largo Drive and extends back 140 feet on the easterly line and 131.4 feet on the westerly line to a dead line, measuring 84.7 feet thereon.

And being the same property conveyed to Freeman-Harr Publishing Company, Inc. by Installment Deed of James E. Griffith, et ux, dated October 17, 1973, and of record in Book 4756, page 534, R.O.D.C., Tennessee.

TRACT NO. II:

BEGINNING with an iron pin located on the southeast corner of Lot No. 270 of the Kenilworth Estates, Section 4, as recorded in Plat Book 3300, page 36 of the Register's Office of Davidson County, Tennessee; thence S 23 deg. 45' E 32.86 feet to an iron pin in the northern right-of-way margin of Linbar Drive; thence N 85 deg. 43' W 72.72 feet to an iron pin; thence leaving said right-of-way N 67 deg. 25' E 64.2 feet to the point of beginning, containing 1,055 square feet.

And Being the same property conveyed to Freeman Publishing Company, Inc. by deed of Terry Mays, J. A. Morgan, Patricia Ann Lewis and Robert Lee Holloway, Jr., d/b/a K. S. Realty Company, of record in Book 5249, page 891, R.O.D.C., Tennessee.

Freeman-Harr Publishing Company, Inc. has amended its corporate name to Freeman Publishing Company, Inc.

MAR 6 PM 3:38

13831

This conveyance is subject to all easements and restrictions of record and 1989 real property taxes, which have been prorated and assumed by the Grantees.

This is improved property known as 229 Largo Drive, Nashville, Tennessee 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees 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 Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 3 day of March, 1989.

FREEMAN PUBLISHING COMPANY, INC.

BY: Louis F. Freeman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $145,000.00.

Samuel O. Beckman
AFFIANT

Subscribed and sworn to before me, this the 3rd day of March, 1989.

NOTARY PUBLIC

My Commission Expires: 10-09-91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Louis F. Freeman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be Secretary/Treasurer of Freeman Publishing Company, Inc., the within named bargainor, a corporation, and that he as such Secretary/Treasurer, being authorized so to do, executed the foregoing instrument, on behalf of said corporation, for the purpose therein contained, by signing the name of the corporation by him self as Secretary/Treasurer.

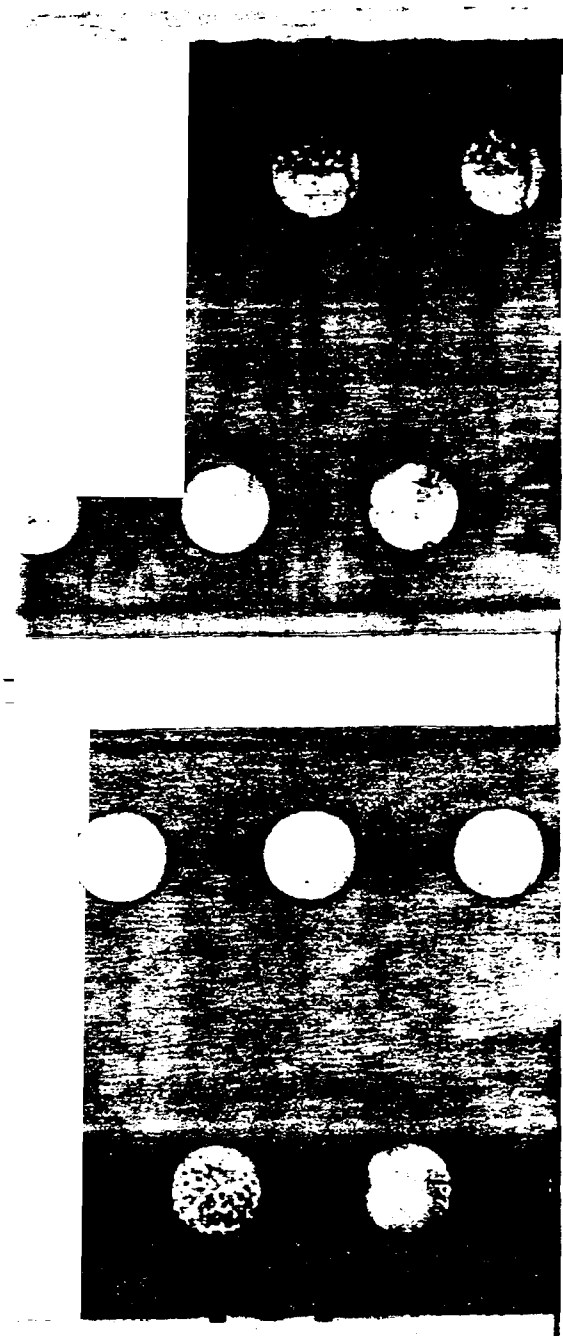
Witness my hand and official seal at Nashville, Tennessee this the 3rd day of March, 1989.

NOTARY PUBLIC

Commission Expires: 10-09-91

(BCKMAN/60,4)

2652 03/06 0101 03CHECK 485.00



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7786 PAGE 338

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 145000.00
CON TX 478.50
PRFEE 0.50
WDEED 6.00
TOTAL 485.00
CHECK 485.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 03/06/89 02 0001 2652

138311

IDENTIFICATION REFERENCE

MAR 6 11 01 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 187225