This Instrument Prepared By:

Harwell Howard Hyne Gabbert & Manner, P.C. BOOK 9101 PAGE 250
1800 First American Center
315 Deaderick Street
Nashville, Tennessee 37238-1800

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Jeffery E. and Anna T. Powell 208 Deer Park Drive Nashville, Tennessee 37205	(Same)	Map 130-3, Parcel 4

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, LEE A. BEAMAN, the Grantor herein, has bargained and by these presents do transfer and convey unto JEFFREY E. POWELL and wife, ANNA T. POWELL, the Grantees herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

TOGETHER WITH all buildings, structures and improvements, if any, located thereon. This is property known as 4406 Howell Place, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land and the buildings, structures and improvements located thereon, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever. Grantor does covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on Exhibit B attached hereto and incorporated herein by reference, to which matters this conveyance is expressly made subject. Grantor does further covenant and bind himself, his 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, except as to those matters to which this conveyance is made subject.

VICTORIA R. BEAMAN, the wife of LEE A. BEAMAN, joins in this conveyance for the purpose of and by these presents does hereby quitclaim, transfer and convey any and all right, title and interest that she does or may have in and to the hereinabove described property by virtue of her marriage to the said LEE A. BEAMAN or otherwise.

WITNESS our hands this 1 day of October, 1993.

Lee A. Beaman
LEE A. BEAMAN

Victoria R. Beaman
VICTORIA R. BEAMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me a Notary Public in and for said county and state, LEE A. BEAMAN, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of October, 1993.

Jane Caplenor
Notary Public

My Commission Expires:
May 23 1994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me a Notary Public in and for said county and state, VICTORIA R. BEAMAN, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of October, 1993.

Jane Caplenor
Notary Public

My Commission Expires:
May 23 1994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $ 380,000.00.

Jim E. Powell

Sworn to and subscribed before me,
this 1st day of October, 1993.

Jane Caplenor
Notary Public
My Commission Expires: May 23 1994

JNP/g9
BEAMAN.WD

EXHIBIT A BOOK 9101 PAGE 252

Land in Davidson County, Tennessee, being the northerly part of Lot No. 10 on the Map of Belle Meade Subdivision No. 2 of record in Book 421, page 51, Registrar's Office for said County and being shown on an unnumbered lot on the plan of record in Book 421, page 98, said Registrar's Office and more particularly described as follows:

Beginning at a point which is the northeast corner of the intersection of Jackson Blvd. and Howell Place; thence in a northerly direction with the easterly margin of Jackson Blvd. 225 feet to a point; thence in an easterly direction, and parallel with Howell Place, 276.5 feet to a point; thence in a southerly direction, and parallel with Jackson Blvd., 225 feet to a point on the northerly margin of Howell Place; thence in a westerly direction along the northerly margin of Howell Place 276.5 feet to the point of beginning.

Being the same property conveyed to Lee A. Beaman by deed from Alvin G. Beaman and wife, Sally M. Beaman, of record in Book 5517, page 981, said Registrar's Office.

EXHIBIT B

1. Taxes for the 1993 and subsequent years.

2. Matters shown on the Map of Belle Meade Subdivision No. 2 of record in Book 421, page 51, Register's Office for Davidson County, Tennessee and the plan of record in Book 421, page 98, said Register's Office.

6978 10/01 0101 03CHECK 1423.00

69376



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9101 PAGE 254

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 380000.00
CON TX 1406.00
PRFEE 1.00
WDEED 16.00
TOTAL 1423.00
CHECK 1423.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 6001 6978

69576

No. 704898