B 31

This Instrument Prepared By:

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John N. Popham, IV, Esq.
Harwell Howard Hyne Gabbert & Manner, P.C.
1800 First American Center
315 Deaderick Street
Nashville, Tennessee 37238-1800

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Philip N. Bredesen & Andrea Conte 1724 Chickering Road Nashville, TN 37215	Philip N. Bredesen & Andrea Conte 1724 Chickering Road Nashville, TN 37215	Map 157, Parcel 6

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, **ALVIN G. BEAMAN and wife, SALLY M. BEAMAN**, the Grantors herein, have bargained and by these presents do transfer and convey unto **PHILIP N. BREDESEN and wife, ANDREA CONTE**, 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 1850 Chickering Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land and any buildings, structures and improvements located thereon, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their heirs and assigns, forever. Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have 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. Grantors do further covenant and bind themselves, their 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.

SALLY M. BEAMAN, the wife of Alvin G. Beaman and Grantor herein, is one and the same person as is also known as MARY ALICE BEAMAN.

WITNESS our hands this 29th day of ~~November~~ October, 1993.

Alvin G. Beaman
ALVIN G. BEAMAN by Mary Alice Beaman Atty-in-Fact

By: Mary Alice Beaman, Attorney-in-Fact for Alvin G. Beaman under Durable General Power of Attorney of record in Book 8654, page 237, Register's Office for Davidson County

Sally M. Beaman
SALLY M. BEAMAN

80260
IDENTIF. ↑ REFERENCE

93 NOV -1 PM 2:57
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me a Notary Public in and for said County and State, SALLY M. 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 she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of ~~November~~ October, 1993.

Jane Caplenor
Notary Public

My Commission Expires:
May 23 1994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29th day of ~~November~~ October, 1993, before me, a Notary Public in and for said County and State, personally appeared MARY ALICE BEAMAN to be known (or proved to me on the basis of satisfactory evidence) to be the Attorney-in-Fact for ALVIN G. BEAMAN, the within named bargainor, and the person who executed the foregoing instrument on behalf of ALVIN G. BEAMAN, and who acknowledged that she executed the same as the free act and deed of ALVIN G. BEAMAN for the purposes therein contained.

Witness my hand, at office, this 29th day of ~~November~~ 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 $1,200,000.00.

Alvin Beaman

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

Vicki Oglesby
Notary Public
My Commission Expires: May 25, 1996

JNP/g10
Beaman.WD

EXHIBIT A

Being the southerly part of Tract No. 2 on the Map of a Subdivision of the J.H. Northern Farm, as of record in Book 1130, page 48, Register's Office for said County, and described according to a copy of a survey thereof made by Jno. D. Kerr, Surveyor, July 24, 1951, as follows:

BEGINNING at a point in the center line of Chickering Pike or Belle Meade Pike, 1100 feet north of the north margin of Old Hickory Boulevard; thence with the center line of said Chickering Pike, north 1-3/4° east 35 feet to a spike, and continuing north 4-3/4° east 686 feet to a point at the southwest corner of a tract conveyed to Bettie Britt Kerrigan by deed from A.J. Reich and wife, of record in Book 1491, page 447, said Register's Office; thence with Kerrigan's south line, south 86° 17' east 1043.5 feet to a point; thence south 2-1/2° west 722 feet to a stone; thence north 87-1/2° west 1096 feet to the beginning, containing 17.74 acres, more or less.

Being the same property conveyed to Alvin G. Beaman and wife, Sally M. Beaman, by Warranty Deed from Rufus E. Fort, Jr., and wife, Agnes Stokes Fort, of record in Book 4991, page 162, Register's Office for Davidson County, Tennessee, and being part of the same property conveyed to Alvin G. Beaman by Quitclaim Deed from J. Bradbury Reed, Trustee of the Alvin G. Beaman Trust by Quitclaim Deed of record in Book 8225, page 298, said Register's Office.

EXHIBIT B

1. Taxes for the year 1993 and subsequent years.

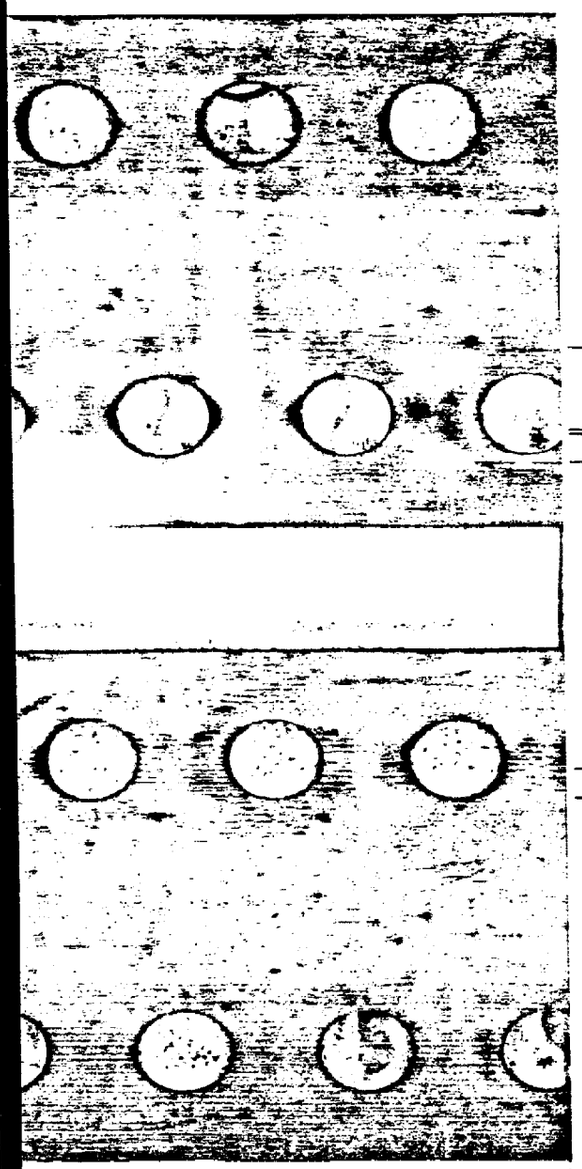
2. Matters shown on the Map of a Subdivision of the J.H. Northern Farm, of record in Book 1130, page 48, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 1491, page 447, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7808, page 401, said Register's Office.

5. Easement for the flow of a creek crossing the western front of the property and the rights of upper and lower riparian owners in and to the water of said creek and the natural flow thereof, free from diminution or pollution.

2459 11/01 0101 03CHECK 4457.00



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

RECEIVED OF _____

FOR _____

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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 1200000.00
				CON TX 4440.00
				PRFEE 1.00
				WDEED 16.00
				TOTAL 4457.00
				CHECK 4457.00
11/01/93	01			14:57 0001 2459

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80260
IDENTIF. # REFERENCE

93 NOV -1 PM 2:57
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 716312