This Instrument Prepared By:
Stokes & Bartholomew, P.A.
Suite 2800, 424 Church Street
Nashville, Tennessee 37219

Map 133-15
Parcel 152

Address New Owner/
Send Tax Bills to:

BOOK 10574 PG 232

Dr. Greg M. Beem
406 Welshwood Drive
Nashville, Tennessee 37211

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, A, B & G Properties, a Tennessee general partnership (hereinafter the "GRANTOR"), does hereby quitclaim and convey unto Dr. Greg M. Beem (hereinafter the "GRANTEE"), its successors/their/her/his heirs and assigns, all of its/their/his/her right, title and interest in and to that certain tract or parcel of land in Nashville, Davidson County, Tennessee, described on Exhibit A, attached hereto and incorporated herein by reference.

This is improved property known as 406 Welshwood Drive, Nashville, Tennessee 37211.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

0339163

IDENTIFICATION REFERENCE

97 AUG 19 PM 3:33

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IN WITNESS WHEREOF, the GRANTOR has caused this Quitclaim Deed to be executed [by and through its duly authorized officer] as of this 18th day of August, 1997.

A, B & G PROPERTIES

By: _____

GREG BEEM, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Greg Beem, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a general partner of A, B & G Properties, a general partnership, and is authorized to executed this instrument on behalf of A, B & G Properties.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 18th day of August, 1997.

_____
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires:
March 24, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

_____
AFFIANT

Subscribed and sworn to before me this
18th day of August, 1997.

_____
Notary Public

My Commission Expires:
March 24, 2001

NOTARY PUBLIC AT LARGE

EXHIBIT A

[Legal Description]

A tract of land in the 26th Councilmanic District, Metropolitan Nashville, Davidson County, Tennessee, being Lot No. 2 on the plan of Alexander-Beem Subdivision as of record in Book 9700, page 363, Register's Office for Davidson County, Tennessee, and also being Parcel (152) on Tax Map 133-15 for Metro Nashville and being more particularly described as follows:

Beginning at an existing iron pin on the northerly right-of-way of Welshwood Drive, said pin being the southwesterly corner of the herein-described Lot No. 2 and the southwesterly corner of Lot No. 1 Welshwood P.U.D. as of record in Book 6200, page 796, R.O.D.C., Tennessee, said pin also being 226.78 feet westerly from the westerly end of the northerly return curve of Welshwood Drive and Nolensville Pike as measured along the northerly right-of-way line of Welshwood Drive; thence,

1. With the common line between herein-described Lot No. 2 and Lot No. 1 of Welshwood P.U.D., North 13 degrees 52 minutes 25 seconds West, 230.00 feet to an existing iron pin; thence,

2. Continuing with said line; North 73 degrees 16 minutes 21 seconds East, 38.58 feet to an existing iron pin, corner of Lot No. 6 Welshwood Park Section 7 as of record in Book 4595, page 77, R.O.D.C., Tennessee; thence,

3. With the south line of Lot No. 6, North 75 degrees 47 minutes 13 seconds East, 50.81 feet to an existing iron pin, the northwesterly corner of Lot No. 3 Welshwood Park Section 4 as of record in Book 4350, page 170, R.O.D.C., Tennessee; thence,

4. With the westerly line of Lot No. 3, South 15 degrees 10 minutes 44 seconds East, 75.57 feet to an existing iron pin, the northwesterly corner of Lot No. 1 Welshwood Park Section Two as of record in Book 4060, page 115, R.O.D.C., Tennessee; thence,

5. With the westerly line of Lot No. 1, South 17 degrees 06 minutes 21 seconds East, 22.64 feet to an iron pin set, common corner of herein-described Lot No. 2 and Lot No. 1 Alexander-Beem Subdivision; thence,

6. With the common line of Lots 1 and 2 of Alexander-Beem Subdivision with the next three calls, South 72 degrees 53 minutes 39 seconds West, 80.69 feet to a P.K. nail set; thence,

7. South 15 degrees 33 minutes 47 seconds East, 100.00 feet to a P.K. nail set; thence,

8. South 62 degrees 38 minutes 36 seconds East, 46.88 feet to an iron pin set on the northerly right-of-way line of Welshwood Drive; thence,

9. With the northerly right-of-way line of Welshwood Drive, South 77 degrees 38 minutes 47 seconds West, 50.00 feet to the point of beginning and containing 11,359 square feet or 0.261 acres.

Being parts of Tracts I and II of the same property conveyed to Alexander-Beem Properties by deed recorded in Book 7761, page 135, R.O.D.C., Tennessee. Alexander-Beem Properties' name was changed to A, B & G Properties as evidenced by First Amendment to Partnership Agreement of record in Book 9021, page 35, R.O.D.C., Tennessee.

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