This Instrument Was Prepared By: Ref 31 JPC
HARWELL HOWARD HYNE GABBERT & MANNER, P.C.
1800 First American Center
315 Deaderick Street
Nashville, Tennessee 37238-1800

BOOK 10779 PG 128

Address of Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Lee A. Beaman c/o Beaman Pontiac Company 1525 Broadway Nashville, Tennessee 37203	Same	Map 93-9 Parcels 142, 143, 194

Quitclaim Deed

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Victoria R. Beaman,** the Grantor herein, has bargained and sold and by these presents does transfer, quitclaim and convey unto **Lee A. Beaman**, the Grantee herein, his heirs and assigns, all of her interest in and to that certain tract or parcel of land in Davidson County, Tennessee, described in Exhibit A attached hereto.

See Exhibit A attached hereto.

This property is known as 1513 - 1515 Broadway and 1512 McGavock.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises and/or all instruments of record in the Register's Office of this county affecting this property.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand on this the 29 day of January, 1998.

Victoria R. Beaman
VICTORIA R. BEAMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, MARTHA HUTCHENS, a Notary Public of said county, Victoria R. Beaman, the within named bargainor, with whom I am personally acquainted, (or who was 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 JANUARY, 1998.

Martha Hutchens
NOTARY PUBLIC

My Commission Expires: My Commission Expires MAY 22 2000

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The conveyance herein is by quitclaim and therefore the amount of tax due is controlled by T.C.A. Section 67-4-409(a)(4). The actual consideration for this transfer is $1.00.

Affiant

Subscribed and sworn to before me this 30th day of January, 1998.

Notary Public

My Commission Expires: 3/21/98

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
174298 - 1

E1782 02/03 0101 03CHECK 8.00

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039418
IDENTIFICATION/REFERENCE

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Exhibit A

Legal Description

(Map 93-9, Parcels 142, 143, 194)

Being Lot Number 54 and the Westerly one half Lot Number 126 on the Plan of McNairy's West Nashville Lots of Record in Book 9, Page 322, Registrar's Office for said county and also in Minute Book "C", Pages 136 and 137, Chancery Court in Nashville.

Said Lot Number 54, fronts 100 feet on the South side of Broad Street and runs back between parallel lines, 169 feet to an alley. Said Westerly one half of Lot Number 126, fronts 50 feet on the north side of McGavock Street, and runs back between parallel lines 169 feet to an alley.

Being the same property conveyed to Lee A. Beaman by deed from Voorhees Realty company of record in Book 7056, Page 449, Registrar's Office for Davidson County, Tennessee.