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

BOOK 10779 PG 130

Address of Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Lee A. Beaman c/o Beaman Pontiac Company 1525 Broadway Nashville, TN 37203	Same	Map 93-9 Parcel 250

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 1500 Demonbreun, Nashville, Tennessee.

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 HITCHENS, 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 Hitchens
NOTARY PUBLIC

My Commission Expires: My Commission Expires JULY 22, 2000

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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.

James W. Cavanaugh
Affiant

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

Jane Caplenor
Notary Public

My Commission Expires: 3/21/98

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

174227 - 1

1998 02/03 0401 03CHECK 8.00

98 FEB -3 AM 9:49

REGISTER DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0396419

Exhibit A

Legal Description

BEING the easterly 1/2 of Lot No. 183 on the Plan of McNairy, Kirkman and Porter as of record in Book 9, page 322, Register's Office for said County.

Said part of said lot fronts 50 feet on the northerly side of Demonbreun Street and runs back between parallel lines along the westerly margin of 15th Avenue, South, 166 feet to an alley.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING PARCEL CONDEMNED BY INSTRUMENT OF RECORD IN BOOK 4416, PAGE 425, DESCRIBED AS FOLLOWS:

Beginning at the intersection of the northerly margin of Demonbreun Street and the westerly margin of 15th Avenue said point being the southeast corner of Lot 183 on the Plan of McNairy, Kirkman and Porter, as of record in Book 9, page 322, Register's Office for Davidson County, Tennessee; thence with the westerly margin of 15th Avenue and the easterly boundary of said Lot 183, north 27 degrees 17 minutes 40 seconds west 23.20 feet to a point; thence southerly along an arc of radius 25 feet and curving to the right 29.81 feet to a point in the northerly margin of Demonbreun Street; thence with the northerly margin of Demonbreun Street and the southerly boundary of said Lot 183 north 62 degrees 36 minutes 27 seconds east 15.75 feet to the point of beginning, containing 81 square feet and being the same property condemned by the State of Tennessee for construction of access highways.

Being the same property conveyed to Lee A. Beaman by Warranty Deed from George Kerrick and wife, Charlene O. Kerrick of record in Book 5358, Page 175, Register's Office of Davidson County, Tennessee.