BOOK 10779 PG 134

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

Address of Owner:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
Lee A. Beaman c/o Beaman Pontiac Company 1525 Braodway Nashville, Tennessee 37203	Same	Map 93-9 Parcel 139

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 1525 Broadway, 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 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 JULY 22, 2000

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

175006 - 1

8800 02/03/1998 03:01 03CHECK 8.00

93 FEB -3 AM 9:50

11550421
IDENTIFICATION REFERENCE

EXHIBIT A

BOOK 10779 PG 135

Legal Description

(Map 93-9, Parcel 139)

Being the easterly 60 feet of Lot No. 60 in McNairy's Plan of West Nashville as of record in Minute Book "C", pages 136 and 137, Chancery Court at Nashville for Davidson County, Tennessee.

Said easterly part of Lot No. 60 fronts 60 feet on the southerly side of Broad Street and runs back between parallel lines 169 feet to an alley.

Being the same property conveyed to Lee A. Beaman by deed from the Endowment Fund Commission, Masonic Widows and Orphans Home of Nashville, Tennessee, of record in Book 6624, page 62, Register's Office for Davidson County, Tennessee.