This Instrument Was Prepared By: BDJ 3PC
HARWELL HOWARD HYNE GABBERT & MANNER, P.C.
1800 First American Center
315 Deaderick Street
Nashville, Tennessee 37238-1800

BOOK 10779 PG 145

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Lee A. Beaman 837 Glen Leven Drive Nashville, Tennessee 37204	Same	Map 132-17, Parcel 14 OH-06165

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 is improved property known as 837 Glen Leven Drive, 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

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires MAY 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 30 day of January, 1998.

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 3/21/98

98 FEB -3 AM 9:51

03964.25

IDENTIFICATION REFERENCE

174006 - 1

EXHIBIT A

BEING part of Lot No. 4 of the Mullen Tract and of the Sarah B. Mullen 18 Acre Dower Tract, on the plan of the Mullen Lands, as of record in Minute Book 1, page 103, of the Chancery Court at Nashville, as described as follows:

Beginning at an iron pin, the southwest corner of a tract of land heretofore conveyed by Joseph R. West Clerk & Master of the Chancery court of Nashville for Davidson County, Tennessee, to Overton Thompson by deed of record in Book 736, page 474, in the Register's Office of Davidson County, Tennessee, and further identified by being the northwest corner of a tract of land conveyed to M.P. O'Connor by deed of record in Book 518, page 526, of the Register's office of Davidson County, Tennessee; thence north 3° 55' east 375 feet 9 inches to an iron pin; thence south 83° 5' each 490 feet 8 inches to an iron pin; thence south 74° east 411 feet 7 inches to a point in the center of Glen Leven Road; thence south 12° west 344 feet to a point in the center of the northerly end of a 50 foot right-of-way granted by Douglas M. Wright and others to Nashville Trust company, Trustee by deed dated October 28, 1918, and recorded in Book 515, page 5, of the Register's Office of Davidson County, Tennessee, and in the center of the present Glen Leven Road; thence south 82-3/4° west 112 feet 6 inches to a point, being some 25 feet west of a small branch or creek which is the northeast corner of the O'CONNOR tract heretofore mentioned; and thence north 78° 45' west 720 feet to the point of beginning, containing 7.634 acres, and being the tract on which the Overton Thompson residence is located.

Although the bridge and entrance to this tract is not entirely included by the dimensions heretofore given, it is expressly intended that they do include said bridge and entrance, being the same bridge which was expressly excluded and retained by Overton Thompson and wife, Margaret Thompson, in deed to Margaret Creighton Hayes, which is of record in Book 1196, page 277, of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Lee A. Beaman from Frank A. Woods and Jayne Ann Woods by deed dated September 18, 1984 of record in Book 6384, Page 371, said register's Office; and being the same property conveyed to Victoria R. Beaman from Lee A. Beaman for the purpose of creating a tenancy by the entirety, by Quitclaim Deed dated January 5, 1996 of record in Book 9912, Page 7, Register's Office for Davidson County, Tennessee

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