BOOK 11012 PAGE 842

Dec 31 | dw

98 JUL -8 PM 3:49

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0460219

This Instrument Prepared By:
Harwell Howard Hyne Gabbert & Manner, P.C.
1800 First American Center
315 Deaderick Street
Nashville, Tennessee 37238-1800

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Lee. A. Beaman 239 Summit Ridge Dr. Nashville, TN 37215	Same	Map 131-5-B, Parcel 239

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **BENJAMIN C. FORDHAM**, the Grantor herein, has bargained and by these presents does transfer and convey unto **LEE A. BEAMAN**, the Grantee herein, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Unit No. 239 as shown on the Plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing Four Seasons, a Condominium, of record in Book 6841, page 349, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Benjamin C. Fordham by deed from Four Seasons Associates, Inc., of record in Book 7244, page 434, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever. Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as herein set forth on Exhibit A. Grantor does further covenant and bind himself, his heirs and assigns to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns against the lawful claims of all persons, whomsoever.

This property is not the primary residence of Grantor.

WITNESS my hand this 8th day of July, 1998.

Benjamin C. Fordham

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Debbie L. Sloan, a Notary Public of said county, Benjamin C. Fordham, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of July, 1998.

Debbie L. Sloan
Notary Public

My Commission Expires:

9-26-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $76,500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me,
this 8th day of July, 1998.

Debbie L. Sloan
Notary Public
My Commission Expires: 9-26-98

07/08 0101 CHECK
298.00

EXHIBIT A

1. Taxes for 1998, a lien, but not yet due and payable.

2. Limitations and conditions imposed by the Horizontal Property Act as set out in Sections 66-27-101, et. seq. of the Tennessee Code Annotated.

3. All terms, conditions and obligations contained in the Warranty Deed dated May 30, 1974, of record in Book 4821, page 20, said Register's Office.

4. All matters shown on the plan of record in Book 5050, page 30, Register's Office for Davdison County, Tennessee.

6. An Ingress-Egress Easement and a Public Utility Easements "A" and "B" as described in instrument of record in Book 5158, page 851, said Register's Office.

7. Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services for the construction and maintenance of sanitary sewer lines as of record in Book 5271, page 430, said Register's Office.

8. All terms, conditions and obligations contained in the Sale and Assignment of Option dated July 11, 1977, of record in Book 5388, page 503, said Register's Office.

9. Terms, provisions, covenants, conditions and rights established by and contained in the Master Deed and Bylaws for Four Seasons, a Condominium, recorded in Book 6841, page 349, and Book 6841, page 376, Register's Office for Davidson County, Tennessee, as amended by Amendment to Master Deed of record in Book 6847, page 122, said Register's Office.

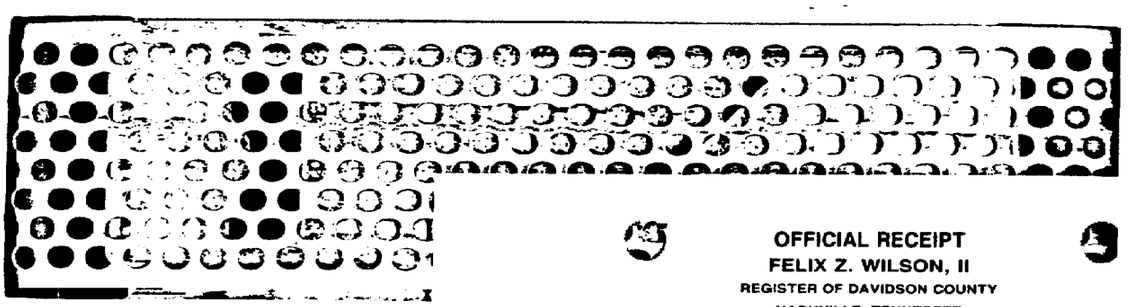
10. Engineer's Report of record in Book 6847, page 125, said Register's Office.

11. Easement for ingress, egress and regress to and from Hillsboro Road, over, upon and across, of record in Book 6869, page 157, said Register's Office.

12. Consent of Four Seasons Homeowners' Association to Easement Agreement of record in Book 6869, page 162, re-recorded in Book 6870, page 966, said Register's Office.

13. Easement Agreement by and among Four Seasons Homeowners' Association, Top of the Hill Joint Venture, and Four Seasons Associates, Inc. of record in Book 7776, page 899, said Register's Office.

14. Surveyor's Description of 20-Foot Private Sewer Easement of record in Book 10068, page 413, said Register's Office.



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

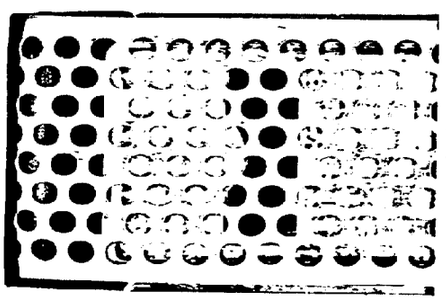
RECEIVED OF _____

FOR _____

BOOK 11012 PAGE 845

CD - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 76500.00
				CON TX 283.05
				PRFEE 1.00
				MTEED 12.00
				CFEE 2.00
				TOTAL 298.05
				CHECK 298.05
			07/08/98 01	15:50 0001 1137



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0460219
IDENTIF. ↑ REFERENCE

98 JUL -8 PM 3:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1316870