Prepared by and mail to: A. Harrison Johnson, Jr.
Attorney at Law
213 Fifth Avenue, North
Nashville, TN 37219

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: SEND TAX BILLS TO: MAP-PARCEL NUMBERS

Lee A. Beaman (NAME) | SAME (NAME) | Map 93-9 Par.207,208,209

1525 Broadway (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS)

Nashville, Tennessee (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,520,000.00.

Subscribed and sworn to before me, this the 11th day of May, 1999.

Lee A Beaman
Affiant

My Commission Expires: 1-26-2002

(Affix Seal)

Jane Caplenor
Notary Public

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS cash in hand paid, the receipt of which from **LEE A. BEAMAN,** **an unmarried man,** (the "Grantee" herein) is hereby acknowledged, the undersigned **CINCO, a Tennessee general partnership** (the "Grantor" herein), has this day bargained and sold, and does hereby transfer and convey unto the said **LEE A. BEAMAN**, and to his heirs, administrators, successors and assigns, all of its right, title and interest in and to the following real estate in Davidson County, Tennessee, as follows:

Parcel 1: Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 129, on the Map of McNairy's Plan of West Nashville, of record in Book 9, pages 322 and 323, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description. (Also in Plan Book 1, page 15, Chancery Court at Nashville).

Said part of Lot No. 129 fronts 50 feet on the southerly margin of McGavock Street and extends back between parallel lines 166 feet to an alley.

Parcel 2: Land in Davidson County, Tennessee, being Lot No. 131, on the Plan of McNairy's West Nashville Lots, of record in Book 9, page 322 (being incorrectly referred to as page 33 on deeds of record), Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description. (Also in Minute Book "C", page 136 and 137, and Plan Book 1, page 15, Chancery Court at Nashville).

Said Lot No. 131 fronts 100 feet on the southerly margin of McGavock Street and runs back between parallel lines, 166 feet to an alley.

Parcel 3: Land in Davidson County, Tennessee, being the east 25 feet of Lot No. 133, on the Plan of McNairy's Plan of West Nashville, of record in Book 9, page 322, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said part of said lot fronts 25 feet on the southerly margin of McGavock Street and runs back between parallel lines, 166 feet to an alley.

Being the same property conveyed to CINCO, a Tennessee general partnership, by deed from The Joint Committee on Communication of the United Methodist Church, d/b/a the General Commission on Communications of the United Methodist Church, d/b/a United Methodist Communications, an Ohio corporation, of record in Book 5792, page 238, Register's Office of Davidson County, Tennessee.

Said **real estate** is improved property, known as 1523-1525-1527 McGavock Street, Nashville, TN.

Further, this conveyance is subject to:

1. 1999 taxes, which have been prorated and assumed by Grantee.

2. Lease dated the 1st day of February, 1992, by and between the Grantor herein, as Lessor, and Jim Owens & Associates, Inc., a Tennessee corporation, as Lessee (the "Lease"). This Lease is a replacement lease, replacing that one disclosed by Memorandum of Lease of record in Book 6172, page 401, said Register's Office.

3. All matters, rights, easements, encroachments, interests or claims which may exist by reason of or reflected by Survey (and the notes shown thereon) of said real estate dated August 21, 1998, prepared by Ragan/Smith Associates, Nashville, TN, Paul C. Suave, RLS No. 1796, job no. 98-113, last updated and amended May 7, 1999.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, hereditaments, estate, title and interest thereto belonging to the said **LEE A. BEAMAN**, and his heirs, administrators, successors and assigns, forever.

And Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said real estate in fee simple; has a good right to convey it, and the same is unencumbered, except as herein set forth herein.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said real estate to the said Grantee, his heirs, administrators, successors and assigns, against the lawful claims of all persons.

And the Grantor does hereby sell, assign and transfer all of his right, title and interest in and to the Lease (and the rents, income, charges, fees and all payments due the Grantor from the Lessee thereunder) unto the Grantee, his heirs, administrators and assigns, free and clear of the claims and rights of any third parties. And the Grantor hereby makes the following REPRESENTATIONS AND WARRANTIES:

That Grantor has good title to the Lease hereby assigned and good right to assign the same, and that no other person, corporation or entity has any right, title or interest therein; that Grantor has duly and punctually performed all and singular the terms, covenants, conditions and warranties of the existing Lease on Grantor's part to be kept, observed and performed; that to the best of Grantor's knowledge, Grantor is not in default under the Lease; that Grantor has not previously sold, assigned, transferred, mortgaged or pledged the Lease, whether now due or hereafter to become due; that any of the rents due for any period subsequent to May,

1999 have not been collected and that payment of any of the rents has not otherwise been anticipated, waived, released, discounted, set off or otherwise discharged or compromised; that Grantor has not received any funds or deposits from the Lessee thereunder in excess of one (1) month's rent for which credit has not already been made on account of accrued rents; and that to the best of Grantor's knowledge, the Lessee under the Lease is not in default of any of the terms thereof. This Assignment shall run with the land and shall inure to the benefit of and bind all parties hereto and their respective heirs, executors, administrators, successors and assigns.

And, the Grantee does hereby assume and agree to perform all the obligations of the Grantor under the said Lease as of the 12th day of May, 1999. And the Grantor does hereby indemnify and save the Grantee harmless for any obligations of Grantor under the Lease which may have accrued prior to the 12th day of May, 1999; And the Grantee does hereby indemnify and save the Grantor harmless for any obligations of Grantor under the Lease which may accrue on or after the 12th day of May, 1999;

The parties agree that the effective date of prorations of income and expenses shall be March 12, 1999.

This instrument may be executed in counterparts, and the preparer of this deed is authorized to insert the applicable signature pages and notary blocks as appropriate, with multiple signature pages and notary block pages hereto. Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this as of this the 11th day of May, 1999.

GRANTOR:

CINCO, a Tennessee general partnership

By: _____
J. C. West, Partner

By: _____
William Sorenson, Partner

GRANTEE:

Lee A. Beaman

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared J. C. West, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be a Partner of CINCO, the within named bargainor, a Tennessee general partnership, and that he/she being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the said general partnership by himself/herself as Partner for such general partnership.

Witness my hand and seal at Nashville, Tennessee, this the 11th day of May, 1999.

[Affix Seal]

NOTARY PUBLIC

My Commission Expires: January 26 2002

05857730
IDENTIFICATION REFERENCE
99 MAY 11 PM 3:17
REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William Sorenson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be a Partner of CINCO, the within named bargainor, a Tennessee general partnership, and that he/she being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the said general partnership by himself/herself as Partner for such general partnership.

Witness my hand and seal at Nashville, Tennessee, this the 11th day of May, 1999.

[Affix Seal]

Jane Caplenor
NOTARY PUBLIC

My Commission Expires: January 26, 2002

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid personally appeared **Lee A. Beaman**, with whom I am personally acquainted and who acknowledged upon oath that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 11th day of May, 1999.

[Affix Seal]

Jane Caplenor
Notary Public
Name: Jane Caplenor

My commission expires:
January 26, 2002

00-15251 5451 RECORDED 1061 GRANTOR TAX

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11474 PG. 108

CO - 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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0585730

99 MAY 11 PM 3:17

REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1459379