THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, 305 FOURTEENTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37203

SIDWELL & BARRETT, P.C.
121 1st Avenue South Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value whichever is greater, for this transfer is $95,900.00.

Tamara R. Trottier-Hunley
Affiant

Subscribed and sworn to before me this the 27th day of May, 1999.

LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: 6-13-2000

WARRANTY DEED

Address New Owner(s)as follows:

Robin E. Beeman
2712 River Bend Drive
Nashville, Tennessee 37214

Send Tax Bills To:

Map-Parcel Numbers

Map 62-2A
Parcel 76

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration the receipt of which is hereby acknowledged, **we, Tamara R. Trottier, having since married and being Tamara R. Trottier-Hunley, and Frank E. Malin, by and through Tamara Trottier-Hunley, Attorney-in-Fact**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey **unto Robin E. Beeman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 63A on the Plan of River Trace Estates, Phase 1, Section I, of record in Plat Book 6250, Pages 996-997, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tamara R. Trottier, unmarried, and Frank E. Malin, unmarried, as joint tenants with rights of survivorship, with the remainder to the survivor in fee, by deed from Imperial Corp., now known as Imperial Development Corp., a Tennessee corporation, of record in Book 10096, Page 235, Register's Office for Davidson County, Tennessee.

Tamara R. Trottier having since married and now being one and the same person as Tamara Trottier-Hunley and Tamara R. Trottier-Hunley. The spouse of Tamara Trottier-Hunley, Randall C. Hunley, joins in this instrument to convey any and all marital interest he might possess in and to the aforedescribed tract of land.

Frank E. Malin having since constituted and appointed Tamara Trottier-Hunley his Attorney-in-Fact by virtue of that certain Limited Power of Attorney recorded immediately prior hereto.

This is not the principal place of residence of Frank E. Malin.

1999 Metropolitan Government taxes have this day been prorated and the Grantee shall be responsible for the entire tax bill when due and payable.

Subject to all matters set forth on the plan of record, as aforesaid; restrictive covenants of record in Book 6851, Page 370, as amended in Book 6982, Page 747, and By-Laws of record in Book 6851, Page 390; transmission line easement in Book 1163, Page 341, flowage easement in Book 2022, Page 83, and easement of record in Book 3959, Page 595; Charter of River Trace Homeowners Association in Book 6851, Page 363; conveyance of open

space in Book 7907, Page 168; electric power transmission line easement in Book 3959, Page 595, all being of record in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2712 River Bend Drive, Nashville, Tennessee 37214.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, her heirs and assigns, forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. 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 27th day of May, 1999.

Tamara R. Trottier-Hunley
TAMARA R. TROTTIER, NOW TAMARA R. TROTTIER-HUNLEY

Frank E. Malin
FRANK E. MALIN

Randall C. Hunley
RANDALL C. HUNLEY, SPOUSE OF TAMARA TROTTIER-HUNLEY

BY: Tamara Trottier-Hunley
TAMARA TROTTIER-HUNLEY, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Tamara R. Trottier-Hunley and husband, Randall C. Hunley, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 27th day of May, 1999.

NOTARY PUBLIC

My Commission Expires: 6-13-2000

LARRY D. CRAIG NOTARY PUBLIC - AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Tamara Trottier-Hunley, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained, and who further acknowledged that she is the Attorney-in-Fact for Frank E. Malin and is authorized by Frank E. Malin to execute this instrument on his behalf.

Witness my hand and official seal this 27th day of May, 1999.

NOTARY PUBLIC

My Commission Expires: 6-13-2000

LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0595829
IDENTIFICATION REFERENCE

99 JUN -4 PM 1:40
D.C. REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

5441 02/04 0101 03CHECK 365.83

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11512 PG. 528

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

0595829

IDENTIFICATION REFERENCE

99 JUN -4 PM 1:40

REGISTER
DAVIDSON COUNTY, TN.

CAMT	95900.00
CON TX	354.83
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	365.83
CHECK	365.83

06/04/99 01 13:43 0001 5441

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1469944