99 NOV -3 PM 2:33

06539997

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This Instrument Prepared By:
James W. Cameron, III
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 1525 Broadway Nashville, TN 37203	Same	Map 93-9, Parcels 144 & 191

SPECIAL 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, **FRANCES K. HARDCASTLE,** 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:

Being Lot No. 52 and the easterly one half of Lot No. 124 on the plan of McNairy's West Nashville Lots, as of Record in Book 9, page 322, Register's Office of Davidson County, Tennessee and Plan Book 1, page 15, Chancery Court at Nashville.

Said Lot No. 52 fronts 100 feet on the southerly side of Broadway, formerly Broad Street, and runs back between parallel lines 169 feet to an alley.

Said part of Lot No. 124 fronts 50 feet on the northerly side of McGavock Street and runs back between parallel lines 169 feet to an alley.

Being the same property conveyed to Frances K. Hardcastle by quitclaim deed from SunTrust Bank, Nashville, N.A., Trustee, of record in Book 10392, page 344, Register's Office of Davidson County, Tennessee.

This is improved property known as 1507 Broadway and 1506 McGavock Street, Nashville, Davidson County, Tennessee, 37203.

Said property is conveyed subject to matters set forth on Exhibit A attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

11/02/99 101 CHECK 3992.80

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, hereditaments, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR DOES further covenant and bind herself, her heirs and assigns to warrant specially and forever defend the title to the said land to the said Grantee, his heirs and assigns against the lawful claims of all persons claiming by, through, or under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

John Hardcastle, husband of Grantor, joins in this instrument to convey any and all marital or other rights he may have in and to the subject property.

WITNESS our hands this 3rd day of November, 1999.

Frances K Hardcastle
FRANCES K. HARDCASTLE

John B. Hardcastle
JOHN HARDCASTLE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Debbie L. Sloan, a Notary Public of said county, Frances K. Hardcastle, the within named bargainor, with whom I am personally acquainted, or 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 3rd day of November, 1999.

DEBBIE L. SLOAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Debbie L. Sloan
Notary Public

My Commission Expires: My Commission Expires JULY 27, 2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, Debbie L. Sloan, a Notary Public of said county, John Hardcastle, 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 3rd day of November, 1999.

DEBBIE L. SLOAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Debbie L. Sloan
Notary Public

My Commission Expires: _____

My Commission Expires JULY 27, 2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $1,074,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me,
this 2nd day of November, 1999.

Notary Public
My Commission Expires: 7-27-02

EXHIBIT A

Permitted Exceptions

1. Taxes for 1999 and subsequent years are a lien on the subject property.

2. Subject to all matters shown on the Plan of record in Book 9, page 322, Register's Office for Davidson County, Tennessee, and Plan Book 1, page 15, Chancery Court at Nashville.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0653997

REFERENCE

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REGISTER
DAVIDSON CO. TN.

CAMT	1074000.00
CON TX	3973.80
PRFEE	1.00
WDEED	16.00
CFEE	2.00
TOTAL	3992.80
CHECK	3992.80

11/03/99 01 14:35 0001 7677

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1535417