BOOK 11749 PAGE 504

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:
Wills-Brooks Investments, L.P.
2110 Carson Street
Nashville, TN 37211

Send Tax Bills To:
Same

Map-Parcel Numbers
Map 118-11, Pcl. 136

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Lee A. Beaman,** an unmarried man (the "Grantor") , has bargained and by these presents does transfer and convey unto **Wills-Brooks Investments, L.P.** (collectively the "Grantees") its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

See **Exhibit A** attached hereto and incorporated herein by this reference.

This is unimproved property located in the City of Berry Hill, Davidson County, Tennessee and is known as 702 Thompson Lane, City of Berry Hill, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, hereditaments, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

The conveyance of the property described herein is expressly made subject to those matters set forth on **Exhibit B** attached hereto and made a part hereof by this reference (collectively the "Permitted Exceptions").

20060915 0055 2:49 PM 11 JUL 93
RECORDING FEE 20.00
DATA PROCESSING FEE 1.00
STATE OF TENNESSEE 1.00
TAX 2187 1.00
CHECK 2266.13

GRANTOR DOES further covenant and bind himself, his successors, assigns and legal representatives, to warrant specially and forever defend the title to the said land to the said Grantees, their successors 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.

Grantees, by their acceptance of this Deed, acknowledges that they have inspected the subject property and have satisfied themselves as to the condition of the same and that Grantees accept the subject property in "as is" condition and with all faults, if any, including without limitation any environmental condition, and without any representation or warranty of any kind, express, implied, statutory or otherwise, including without limitation any warranty as to habitability, suitable or fitness for a particular purpose.

WHENEVER USED, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS my hand this 11 day of November, 1999.

By: _____
Lee A. Beaman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jane Caplenor of the state and county aforesaid, personally appeared Lee A. Beaman with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville, Tn., this 11th day of November, 1999.

Jane P. Caplenor
Notary Public

My Commission Expires:
January 26, 2002

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property (whichever is greater) is $606,250.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Lee A. Beaman
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 9th DAY OF November, 1999.

Dana B Smith
Notary Public

My Commission Expires: My Commission Expires NOV 24, 2001

DANA B. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT A

Situated in Nashville, County of Davidson, State of Tennessee:

TRACT 1:

Being Lot 15 of Block "J" on the Plan of Berry Hill Gardens, as of record in Book 1130, page 36, Register's Office for said County, described as follows:

BEGINNING at a point in the north margin of Thompson Lane at the corner of Lots 15 and 16; thence, with the line between said lots, northerly 131.61 feet to an iron stake; thence, south 85° 16' east a distance of 100 feet to an iron stake in the westerly margin of East Iris Drive; thence, south 4° 34' west along the westerly margin of East Iris Drive, a distance of 111.37 feet to a concrete monument at the beginning of a curve; thence, around said curve having a radius of 20 feet to another concrete monument in the north margin of Thompson Lane; thence, north 85° 31' west along the northerly margin of Thompson Lane a distance of 80 feet to the point of the beginning.

TRACT 2:

Being Lot 16 of Block "J" on the Plan of Berry Hill Gardens, as of record in Book 1130, page 36, Register's Office for said County, described as follows:

BEGINNING at a point in the north margin of Thompson Lane at the corner of Lots 15 and 16; thence, north 85° 31' west 79.4 feet to an iron stake on the northerly side of Thompson Lane; thence, north 4° 33' east 132.10 feet to an iron stake; thence, south 85° 16' east 79.40 feet to an iron stake; thence, south 4° 33' west 131.61 feet to the point of beginning.

Being the same property conveyed to Lee A. Beaman by deed from Business Properties, Inc., an Ohio corporation, of record in Book 6604 Page 529, Register's Office of Davidson County, Tennessee.

and

Being the same property conveyed to Lee A. Beaman by deed from Victoria R. Beaman, of record in Book 10779, Page 141 Register's Office of Davidson County, Tennessee.

EXHIBIT "B"

Permitted Exceptions

1. Property taxes for the year 1999, which have been prorated as of the delivery hereof, and subsequent years.

2. All matters shown on Plan of Berry Hills Gardens, recorded in Book 1130, page 36, Register's Office for Davidson County, Tennessee.

3. All matters shown on Survey dated 10/1/99, prepared by Crawford Land Surveyors, P.C.

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

0659155 CONVEYANCE

99 NOV 19 PM 2:49

CAMT 606250.00
CON TX 2243.13
PRFEE 1.00
WDEED 20.00
CFEE 2.00
TOTAL 2266.13
CHECK 2266.13

11/19/99 01 14:51 0001 3187

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1540844