PICK-UP

THIS INSTRUMENT PREPARED BY:
Robert S. Kirk, Jr., Esq.
WARING COX, PLC
Morgan Keegan Tower
50 N. Front Street, Suite 1300
Memphis, Tennessee 38103

Instr:200008140080046 Page: 1 OF 5
REC'D FOR REC 08/14/2000 9:30:43AM
RECORD FEE: $23.00
T. TAX: $0.00 T. TAX: $3694.17

WARRANTY DEED

THIS INDENTURE, made and entered into as of the 13th day of July, 2000, by and between **BETTY GOFF C. CARTWRIGHT as Trustee of the BETTY GOFF C. CARTWRIGHT Revocable Trust Under Agreement Dated September 2, 1992, BETTY GOFF C. CARTWRIGHT as Trustee of the ALAN COOK CARTWRIGHT GRANTOR TRUST Under Agreement Dated June 30, 1978, , and ALICE CARTWRIGHT GARNER, as to an undivided one-third interest each as tenants-in-common without right of survivorship ("Grantor")** and **LEE A. BEAMAN ("Grantee")**.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in Davidson County, State of Tennessee, to-wit:

Tract I: BEING the westerly 55 feet of Lot 121 of McNairy's Addition to Nashville, plan of which is of record in Minute Book C, Pages 136 and 137, Chancery Court Davidson County, Tennessee. SAID part of said lot fronts 55 feet on the southerly side of McGavock Street, and runs back between parallel lines of 166 feet, more or less, to an alley.

Tract II: BEING the easterly 45 feet of Lot 121 of McNairy's Plan of West Nashville lots, as of record in Book 9, Pages 322 and 323, said Register's Office, and also Minute Book C, Pages 136 and 137, Chancery Court for said County. SAID part of Lot No. 121 fronts 45 feet on the southerly side of McGavock Street and runs back between parallel lines 166 feet to an alley.

Tract III: BEING the west one/half of Lot 119 on the Map of McNairy's Plan of West Nashville lots, of record in Book 9, Pages 322 and 323, said Register's Office, and in Minute Book C, Pages 136 and 137, Chancery Court at Nashville. SAID part of said lot fronts 50 feet on the southerly side of McGavock Street and runs back between parallel lines 166 feet to an alley.

Tract IV: BEING the east one/half of Lot 187 and the west one/half of Lot 185 on the Map of McNairy's Plan of West Nashville lots, of record in Minute Book C, Pages 136 and 137, Chancery Court and also of record in Book 9, Pages 322 and 323, said Register's Office. SAID parts of said lots adjoin and front together 100 feet on the north side Demonbreum Street and run back between parallel lines 166 feet to an alley.

Being the same property conveyed to Betty Goff C. Cartwright as Trustee of the Betty Goff C. Cartwright Revocable Trust under Agreement dated September 2, 1992, Betty Goff C. Cartwright as Trustee of the Alan Cook Cartwright Grantor Trust under agreement dated June 30, 1978, and Alice Cartwright Garner, as to an undivided one-third interest each as tenants in common without right of survivorship by Deed from Betty Goff C. Cartwright, Alice Cartwright Garner and Betty Goff C. Cartwright as Trustee of the Alan Cook Cartwright Grantor Trust under Agreement dated September 2, 1987, of record in Book 9982, Page 808, Register's Office of Davidson County, Tennessee, and as corrected by Deed of Correction of record at Instrument Number _____ in the Register's Office of Davidson County, Tennessee (or as recorded simultaneously herewith).

TO HAVE AND TO HOLD the aforedescribed real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, its successors, heirs and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that it is lawfully seized in fee of the aforedescribed real estate, that it has a good right to sell and convey the same, that the title and quiet possession to the real estate Grantor hereby warrants and will forever defend against the lawful claims of all persons, and further covenants and warrants that title to the real estate conveyed to Grantee hereby is unencumbered EXCEPT 2000 taxes not yet due and payable, which the Grantee agrees to assume and pay; and easements of record.

The words "Grantor" and " Grantee" as used herein shall mean "Grantors" and "Grantees" if more than one person or entity is being referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the Grantor, as of the day and year first above written.

Betty Goff C. Cartwright

BETTY GOFF C. CARTWRIGHT, Trustee of the Betty Goff C. Cartwright Revocable Trust Under Agreement Dated 9/2/92 and Trustee of the Alan Cook Cartwright Grantor Trust Under Agreement Dated 6/30/78

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in the aforesaid State and County, duly commissioned and qualified, personally appeared **Betty Goff C. Cartwright, as Trustee of the Betty Goff C. Cartwright Revocable Trust and as Trustee of the Alan Cook Cartwright Grantor Trust**, to me known (or proved to me on the basis of satisfactory evidence), to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and seal at office on this 13th day of July, 2000.

Marcie Miciak
Notary Public

My Commission Expires:

MARCIE MICIAK NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN MY COMM. EXP. 08-11-2004

Alice Cartwright Garner
ALICE CARTWRIGHT GARNER

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in the aforesaid State and County, duly commissioned and qualified, personally appeared **Alice Cartwright Garner**, to me known (or proved to me on the basis of satisfactory evidence), to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and seal at office on this 21ST day of July, 2000.

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES
DECEMBER 31, 2000

STATE OF TENNESSEE

COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of our knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater is $ 998,424.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this 26th day of July, 2000.

MARCIE MICIAK NOTARY PUBLIC AT LARGE MY COMM. EXP. 03-11-2004 SHELBY COUNTY, TN

Notary Public

My Commission Expires:

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Property Address:
1508 ~~1908~~ Demonbreun Street
Nashville, TN 37203
Map 93-9, Parcel No. 253
1503, 1505, 1507 McGavock Street
Nashville, TN 37203
Map 93-9, Parcel No. 215

Property Owner and
Mail Tax Bills To:

Lee A. Beaman
1525 Broadway
Nashville, TN 37203

Alice Cartwright Garner

ALICE CARTWRIGHT GARNER, Co-Trustee of of the Alan Cook Cartwright Grantor Trust Agreement Under Agreement Dated January, 1998 and as Trustee of the Betty Goff C. Cartwright Recovable Trust Dated June 7, 1996

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in the aforesaid State and County, duly commissioned and qualified, personally appeared **Alice Cartwright Garner, Co-Trustee of the Alan Cook Cartwright Grantor Trust Agreement and as Trustee of the Betty Goff C. Cartwright Recovable**, to me known (or proved to me on the basis of satisfactory evidence), to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and seal at office on this 10th day of August, 2000.

MY COMMISSION EXPIRES
DECEMBER 31, 2000

S. G. McCAIN NOTARY PUBLIC AT LARGE SHELBY CO. TENN.

S. G. McCain
Notary Public

My Commission Expires:

_____

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of our knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater is $ 998,424.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

MY COMMISSION EXPIRES
DECEMBER 31, 2000

Marcie Gliniak
AFFIANT

Subscribed and sworn to before me this 10th day of August, 2000.

S. G. McCain
Notary Public

S. G. McCAIN NOTARY PUBLIC AT LARGE SHELBY CO. TENN.

My Commission Expires:

_____

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Map 93-9, Parcel No. 253
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