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This Instrument Prepared By:
Harwell Howard Hyne Gabbert & Manner, P.C.
1800 AmSouth Center
315 Deaderick Street
Nashville, Tennessee 37238-1800

Davidson County DEEDWARR
Recvd: 01/09/01 15:39 3pgs
Fees:15.00 Taxes:3098.75
20010109-0002987

Address New Owner:
Lee A. Beaman
837 Glen Leven Drive
Nashville, TN 37204

Send Tax Bills To:
Same

Map-Parcel Numbers
Map 132-6
Parcel 15

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **PATRICK B. HOWELL and wife, TAMMY W. HOWELL**, the Grantors herein, have bargained and by these presents do transfer and convey unto **LEE A. BEAMAN**, the Grantee, his heir and assign, all of the right, title and interest of Grantors in and to a certain improved tract or parcel of land in Davidson County, Tennessee, described generally as 831 Glen Leven Drive, Nashville, Tennessee, and as more specifically described as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being all of Lot 1 of the Resubdivision of Part of Lot 4 of Mullen Lands as of record in Plat Book 3500, Page 32, and being bounded on the east by the west right-of-way line of Glen Leven Road, on the south by Lee A. Beaman, on the west by Helen Perry and B.H. Perry and on the north by Edwin Bond, Jr. and being more particularly described as follows:

Beginning at an iron pin in the west right-of-way line of Glen Leven Road at a common corner with Beaman;

Thence leaving Glen Leven Road and with Beaman North 73 degrees 54 minutes 27 seconds West, 385.49 feet to a planted stone;

Thence North 82 degrees 46 minutes 10 seconds West, 484.31 feet to a planted stone at a common corner with Beaman in the east line of Helen Perry;

Thence with Helen Perry and B.H. Perry North 3 degrees 24 minutes 23 seconds East, 170.71 feet to a concrete monument at a common corner with Bond;

Thence with Bond South 83 degrees 18 minutes 00 seconds East, 585.86 feet to a concrete monument;

Thence South 82 degrees 06 minutes 17 seconds East, 283.25 feet to a concrete monument at a common corner with Bond in the west right-of-way line of Glen Leven Road;

Thence with the west right-of-way line of Glen Leven Road along a curve to the right the central angle of which is 04 degrees 49 minutes 51 seconds, the radius of which is 1,784.35

feet, the chord of which is 150.40 feet, South 04 degrees 29 minutes 24 seconds West, an arc length of 150.44 feet to an iron pin;

Thence South 07 degrees 00 minutes 18 seconds West, 81.63 feet to the point of beginning, and containing 161,883 square feet (3.716 acres more or less).

Being the same property conveyed to Patrick B. Howell and wife, Tammy W. Howell by Warranty Deed from Lucy May Hoffman of record in Book 8568, page 773, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said improved tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever. Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as herein set forth. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns against the lawful claims of all persons, whomsoever.

WITNESS our hands this 8 day of January, 2001.

PATRICK B. HOWELL

TAMMY W. HOWELL

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Jane Caplenor, a Notary Public of said county, **Patrick B. Howell**, 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 and seal, at office in Nashville, Tennessee, this 8th day of January, 2001.

Jane Caplenor
Notary Public

My Commission Expires: January 26, 2002

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STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Jane P. Caplenor, a Notary Public of said county, **Tammy W. Howell**, 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 and seal, at office in Nashville, Tennessee, this 8th day of January, 2001.

Jane 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 $837,500.00.

Affiant

Sworn to and subscribed before me, this 8th day of January, 2001.

Jane Caplenor
Notary Public

My Commission Expires: January 26, 2002