GENERAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/02/01 14:56 3pgs
Fees:15.00 Taxes:1295.00
20010202-0010556

FROM: Thomas W. Beasley, a single person, Grantor

TO: Andrews Properties, LLC, a Tennessee limited liability company, Grantee

This instrument prepared by:
MICHAEL J. PHILBIN, P.C.
Nashville, TN 37215-2860

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Andrews Properties, LLC Attn: David S. Andrews, Chief Manager 790 Valleybrook Drive Memphis, TN 38120	SAME	Tract 1: Map 94-0 Parcel 59 Tract 2: Map 94-0 Parcel 150

For and in consideration of the sum of Ten And No/100 ($10.00) Dollars, cash in hand paid and other valuable consideration, the receipt of which is hereby acknowledged, Thomas W. Beasley ("Grantor") has bargained and sold, and by these presents does hereby transfer and convey unto Andrews Properties, LLC and, ("Grantee"), its successors and assigns, two (2) certain tracts of land situated in Davidson County, Tennessee, described as follows:

See attached **Exhibit A**.

This conveyance is made subject to all matters shown on any recorded Master Deed, Declaration of Protective Covenants, Conditions or Restrictions and any rights-of-way, easements or plat affecting said property which is of record in the Register's Office.

To have and to hold said tracts of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his successors and assigns, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

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.

In witness whereof, the Grantor has executed this Deed on this 26th day of January, 2001.

Thomas W. Beasley, a single person

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas W. Beasley, 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 official seal this 26th day of January, 2001.

Notary Public

11-27-04
Commission Expiration Date

Printed Name of Notary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transaction is $350,000.00.

David S. Andrews

SUBSCRIBED AND SWORN TO before me this 26th day of January, 2001.

Notary Public

3-12-2002
Commission Expiration Date

GREGORY VOEHRINGER
Printed Name of Notary

Exhibit A
Property Description

Land situated in the 15th Councilmatic District of Davidson County, Tennessee, consisting of two (2) separate, but adjacent tracts referred to as Tract 1 and Tract 2, more particularly described as follows:

Tract 1 (Map 94-0 Parcel 59)

Being Lot No. 3 of the Lellyett and Rogers Subdivision
Recorded in Book 7900, Page 813, Register's Office for Davidson County, Tennessee.

Beginning at an iron rod on the southeasterly right-of-way of Lebanon Pike, said point being the northwesterly corner of subject lot and the northeasterly corner of Lot No. 2 of said subdivision;

Thence with said right-of-way, being a curve to the left, having a radius of 1,476.55 feet and in a general northeasterly direction 117.65 feet to a painted point on concrete;

Thence leaving said right-of-way with the southerly line of Parcel 150, South 76°-16'-52" East, 157.44 feet to an iron rod on the northwest right-of-way of Lebanon Pike Circle;

Thence with said right-of-way, being a curve to the right, having a radius of 544.90 feet and in a general southwesterly direction 113.35 feet to an iron rod;

Thence North 58°-54'-15" West, 5.00 feet to an iron rod;

Thence continuing with said right-of-way, being a curve to the right, having a radius of 539.90 feet and in a general southwesterly direction 130.59 feet to an iron rod;

Thence leaving said right-of-way and with the northeasterly line of Lot No. 2, North 32°-54'-08" West, 244.44 feet to the point of beginning, and containing 33,866 sq. ft., more or less.

Being the same property conveyed to Thomas W. Beasley by his former wife, Sandra Janelle Beasley, by Quitclaim Deed of record in Book 9708, Page 881, said Register's Office. It is noted that the preparer of the prior Quitclaim Deed referenced in this derivation clause inadvertently included some erroneous calls in the metes and bounds description he used, however, reasonable minds could not differ on the fact that the property described therein is identical to the property being conveyed in this instrument.

This is improved property also known as 1731 Lebanon Road, Nashville, TN 37210.

Tract 2 (Map 94-0 Parcel 150)

Beginning at an iron rod on the northwesterly right-of-way of Lebanon Pike Circle, said point being the southerly corner of subject tract and the easterly corner of Lot No. 3, as appears on the Lellyett and Rogers Subdivision, Book 7900, Page 813, R.O.D.C., TN;

Thence leaving said right-of-way and with Lot No. 3, North 76°-16'-52" West, 157.44 feet to a painted point on concrete on the southeasterly right-of-way of Lebanon Pike;

Thence with said right-of-way, being a curve to the left, having a radius of 1,476.55 feet and in a general northeasterly direction 140.70 feet to a concrete monument;

Thence with the right-of-way that connects Lebanon Pike and Lebanon Pike Circle, South 24°-30'-59" East, 73.05 feet to a concrete monument (disturbed);

Thence with the northwesterly right-of-way of Lebanon Pike Circle, being a curve to the right, having a radius of 544.90 feet and in a general southerly direction 25.02 feet to the point of beginning, and containing 6,942 sq. ft., more or less.

Being the same property conveyed to Thomas W. Beasley, an unmarried man, by Quitclaim Deed from Boyd Adams and wife, Dorothy Adams, of record in Book 9734, Page 887, said Register's Office.

This is unimproved property also known as 1736 Lebanon Pike Circle, Nashville, TN 37210.