THIS INSTRUMENT PREPARED BY: Mudter & Patterson Attorneys-at-Law 2000 Richard Jones Road, #110 Nashville, Tennessee 37215 FILE: Box 9B First Title and Escrow Company, Inc. FTEC No. 18687A	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $ 261,000.00 Affiant Subscribed and sworn to before me, this 31st day of January, 2002. Notary Public My Commission Expires:

GEORGE C. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
MR/MRS. STEPHEN L. BECKHAM	AMSOUTH BANK	MAP 116-0
815 South Wilson Boulevard	2050 Parkway Office Circle	PARCEL 166
Nashville, Tennessee 37215	Birmingham, Alabama 35244	FB# 07DA6485

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, THEODORE J. BROWN AND WIFE, TAMMY M. BROWN, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to STEPHEN L. BECKHAM AND WIFE, MADERA D. BECKHAM, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 815 South Wilson Boulevard, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of January, 2002.

Davidson County DEEDWARR
Recvd: 02/05/02 10:07 3pgs
Fees:18.00 Taxes:965.70
20020205-0015649

THEODORE J. BROWN

TAMMY M. BROWN

By: _____ by _____
THEODORE J. BROWN, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY BEING RECORDED SIMULTANEOUSLY HEREWITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THEODORE J. BROWN, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 2002.

My Commission Expires: _____

Notary Public

GEORGE C. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

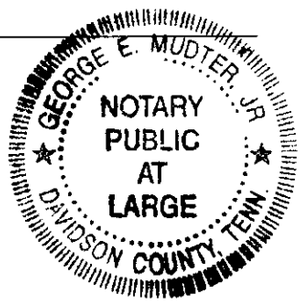
My Commission Expires
September 25, 2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THEODORE J. BROWN, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said TAMMY M. BROWN, and is authorized by the said TAMMY M. BROWN, to execute this instrument on her behalf.

Witness my hand, at office, this 31st day of January, 2002.

My Commission Expires:_____



My Commission Expires
September 25, 2004

_____
Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being the southerly 75 feet of Lot No. 3 of Block "L" on the plan of W. M. Cantrell's Subdivision, as of record in Book 332, page 85, Register's Office for Davidson County, Tennessee, as follows:

Said part of Lot No. 3 fronts 75 feet on the westerly side of Wilson Avenue and runs back between parallel lines 250 feet of an alley.

Being the same property conveyed to Theodore J. Brown and wife, Tammy M. Brown by deed from MacDonald Keltner Hardcastle appearing as Instrument No. 199912230306573, re-recorded as Instrument No. 199912280307102, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Easements of record in Book 3932, page 695; and (3) All matters appearing on the Plan of record in Plat Book 332, page 85, said Register's Office.