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JLL

Davidson County DEEDWARR
Recvd: 11/06/03 15:57 5pgs
Fees:28.00 Taxes:20350.00
20031106-0163444

FROM: Southpac Trust International, Inc., Trustee for the Van Family Trust

TO: Lee A. Beaman

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Lee A. Beaman	SAME	Map 144-13
1525 Broadway		Parcels 5 & 23;
Nashville, TN 37203		Map 144-9
		Parcels 5 & 16

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, A Professional Limited Liability Company, 511 Union Street, Suite 2100, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $5,500,000.00.

James W. Cameron III
Affiant

Subscribed and sworn to before me, this the 6th day of November, 2003.

L. GLENN WORLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

Notary Public

My Comm. Expires: 5/30/2007

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Southpac Trust International, Inc., Trustee for the Van Family Trust, a Trust organized under the laws of Cook Islands pursuant to the Van Family Trust Settlement of Trust, dated July 25, 1995, hereinafter called "GRANTOR", has bargained and sold, and by these presents do transfer and convey unto Lee A. Beaman, hereinafter called "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being a tract of land in the City of Forest Hills, Second Civil District, Davidson County, Tennessee, located between Chickering Road and Subdivision of Chickering Estates, Section One and Two and being more particularly described as follows:
>
> Beginning at a point in the center of Chickering Road, said point being the southwest corner to Mary Cortner Ragland of record in Book 4528, page

516, and Book 2486, page 221, Register's Office for Davidson County, and said point being approximately 600 feet as measured along said road southerly from the southwest corner of Chickering Woods Subdivision of record in Book 3842, page 105, said Register's Office.

Thence, leaving said road with Ragland's southerly boundary and passing an iron pin on the easterly margin of said road at 31.0 feet, in all south 79 degrees, 58 minutes east, 713.2 feet to an iron pin;

Thence, south 4 degrees, 19 minutes west, 160.0 feet to an iron pin;

Thence, continuing with Ragland's southerly boundary north 88 degrees 00 minutes east, 323.0 feet to an iron pin;

Thence, north 60 degrees, 41 minutes east, 355.3 feet to an iron pin, Ragland's southeast corner;

Thence, with Ragland's easterly boundary north 6 degrees 11 minutes east, 545.2 feet to an iron pin in twenty-inch Ash tree, being the southeast corner to Chickering Woods Subdivision;

Thence, with said subdivision north 1 degree, 21 minutes east, 110.3 feet to an iron pin;

Thence, leaving said subdivision with the southerly boundary to Chickering Estates, Section Two, of record in Book 4460, page 134, said Register's Office, south 82 degrees, 40 minutes east, 224.7 feet to a monument;

Thence, south 34 degrees, 4 minutes east, 426.6 feet to a monument;

Thence, with the westerly boundary of Chickering Estates, Section One, of record in Book 2663, pages 86 and 87, said Register's Office, south 16 degrees 22 minutes west, 282.2 feet to an iron pin;

Thence, leaving said subdivision with the property deeded to Robert J. Walker, of record in Book 5194, page 624, said Register's Office, north 74 degrees, 58 minutes west, 90.0 feet to an iron pin;

Thence, south 26 degrees, 16 minutes west, 199.8 feet to an iron pin;

Thence south 67 degrees, 38 minutes east, 125.0 feet to an iron pin in said westerly boundary of Chickering Estates, Section One;

Thence, with said boundary south 43 degrees, 57 minutes west, 543.0 feet to an iron pin;

Thence, north 66 degrees, 32 minutes west, 74.5 feet to an iron pin in concrete;

Thence, continuing with said Chickering Estates, south 5 degrees, 14 minutes west 441.6 feet to an iron pin, the northeast corner to Josephine Smith, et al, of record in Book 5352, page 561, said Register's Office;

Thence, leaving said Chickering Estates with Smith's northerly line and a fence line north 84 degrees, 46 minutes west, 664.5 feet to an iron pipe;

Thence, leaving Smith's line and with the easterly line to Harvie Branscomb of record in Book 2930, page 208, said Register's Office, north 5 degrees, 48 minutes east, 270.9 feet to an iron pin;

Thence, with the easterly line to John P. Mayo of record in Book 6290, page 630, said Register's Office, north 17 degrees, 56 minutes 30 seconds west, 100.0 feet to an iron pin;

Thence, north 16 degrees, 00 minutes east, 135.0 feet to an iron pin;

Thence, north 57 degrees, 37 minutes east, 95.7 feet to an iron pin, Mayo's northeast corner;

Thence, with Mayo's northerly boundary north 75 degrees, 55 minutes west, 809.5 feet to the center of Chickering Road;

Thence, with the center of said road north 20 degrees, 18 minutes east, 320.0 feet to the point of beginning.

Containing 28.06 acres, more or less.

Together with easements in favor of subject property for roadway and utilities across the adjoining property, said easements described as follows:

Roadway Easements

Beginning at a point in the centerline of Chickering Road, said point being the northwest corner of said Mayo, thence with Mayo's north line south 75 degrees, 55 minutes east 497.7 feet to a point, thence south 59 degrees, 25 minutes west, 71.4 feet to a point, thence, north 70 degrees, 33 minutes west, 152.1 feet to a point, thence north 75 degrees 55 minutes west, 301.6 feet to a point in the centerline of Chickering Road, thence, north 23 degrees, 24 minutes east, 36.5 feet to the point of beginning.

Utility Easement

Beginning at a point in the centerline of Chickering Road, said point being the northwest corner of said Mayo, thence, with said Mayo's north line south

75 degrees, 55 minutes east, 809.5 feet to Mayo's northeast corner, thence, south 57 degrees, 37 minutes west, 13.8 feet to a point ten feet south of said Mayo's north line, thence, north 75 degrees, 55 minutes west, parallel with and ten feet south of Mayo's north line 801.6 feet to a point in the centerline of Chickering Road, thence, north 23 degrees, 24 minutes east, 10.1 feet to the point of beginning.

Being the same property conveyed to J. Chase Cole and Southpac Trust International, Inc., as Trustees under the Van Family Trust, a trust organized under the laws of the Cook Islands, by deed from George P. Van and wife, Janine M. Van, of record in Book 9807, page 102, said Register's Office. Pursuant to the terms of the Trust Agreement, by instrument dated June 11, 1999, Southpac Trust International, Inc. was designated sole trustee of the Van Family Trust.

Together with all easements set forth in that certain Ground Lease and Driveway Easement Clarification Agreement and Addendum of record in Book 6451, page 424, said Register's Office as modified by Second Addendum to Ground Lease and Driveway Easement Clarification Agreement of record in Book 8468, page 221, said Register's Office.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. 2003 Metropolitan Government Taxes, which have been prorated.

2. Easement for roadway and public utilities retained in the deed of record in Book 4132, page 45, said Register's Office.

3. Easement for 140 foot roadway described in the deed of record in Book 4132, page 45, said Register's Office.

4. Easement conveyed to Larry J. Mulhall and wife, by instrument of record in Book 3034, page 188, said Register's Office.

5. Easement for roadway and public utilities retained in the deed of record in Book 4131, page 969, said Register's Office.

6. Easement for 140 foot roadway described in the deed of record in Book 4131, page 969, said Register's Office.

7. Restrictive covenants of record in Book 2810, page 5, as amended in Book 3096, page 210, said Register's Office.

This is improved property located at 1608 Chickering Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR do further covenant and bind itself, its successors 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS its hand this 5th day of November, 2003.

Southpac Trust International, Inc., Trustee for the Van Family Trust, a Trust organized under the laws of Cook Islands pursuant to the Van Family Trust Settlement dated July 25, 1995

BY: Stephen C Baker, atty in fact
Stephen Baker, Attorney in Fact

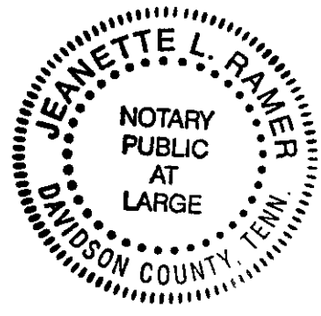
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Stephen Baker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Attorney in Fact for Southpac Trust International, Inc., Trustee for the Van Family Trust, the within named bargainor, a corporation, and that he as such Attorney in Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Attorney in Fact.

Witness my hand and seal, at office in Nashville, Tennessee, this the 5th day of November, 2003.

Jeanette L. Ramer
NOTARY PUBLIC

My Commission Expires: 7/21/07



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