THIS INSTRUMENT PREPARED BY:
James W. Cameron III
CAMERON WORLEY FORDHAM, P.C.
414 Union Street, Suite 1830
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 02/24/05 08:45 5 pgs
Fees:28.00 Taxes:19563.75
20050224-0020188

Address of New Owner:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
Barney D. Byrd 40 Burton Hills Blvd. Suite 420 Nashville, TN 37215	Same	Map 116-15 Parcel 2 and 3

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **LEE A. BEAMAN**, the Grantor herein, has bargained and by these presents does transfer and conveys unto **BARNEY D. BYRD**, the Grantee herein, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, hereditaments, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR does further covenant and bind himself, his successors and assigns to warrant specially and forever defend the title to the said land to the said Grantee, his heirs and assigns against the lawful claims of all persons claiming by, through, or under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

Kelley S. Beaman, wife of Lee A. Beaman, joins in this conveyance for the purpose of transferring any interest she may have in such real property by reason of her marriage to the Grantor and for no other reason.

WITNESS MY HAND THIS 15 day of February, 2005.

Lee A. Beaman

Kelley S. Beaman

2327-04061-4

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jane Caplenor, a Notary Public of said county, Lee A. Beaman, the above named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes contained therein by signing his name thereto.

Witness my hand and seal, at office, in Nashville, Tennessee, this 15th day of February, 2005.

Jane Caplenor
Notary Public

JANE CAPLENOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 11/26/05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jane Caplenor, a Notary Public of said county, Kelley S. Beaman, the above named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the foregoing instrument for the purposes contained therein by signing her name thereto.

Witness my hand and seal, at office, in Nashville, Tennessee, this 15th day of February, 2005.

Jane Caplenor
Notary Public

JANE CAPLENOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 11-26-05

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property (whichever is greater) is $3,287,500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me,
this 23 day of February, 2005.

Notary Public

My Commission Expires 3/26/05

JAMES G. LACKEY, III NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

2327-04061-4

EXHIBIT A

Description of Property

TRACT 1: Map 116-15, Parcel 2 -

Land in Davidson County, Tennessee, being the southerly part of Lot No. 5 on the Plan of the First Belle Meade Subdivision, as of record in Plat Book 332, pages 88 and 89, Register's Office for Davidson County, Tennessee, and the southerly part of a 10-foot strip adjoining said Lot No. 5 on the northeast, and described together as follows:

Beginning at a point in the center of Jackson Boulevard, 642 feet southeasterly from the northwest corner of said Lot No. 5, at the southwest corner of a part of said lot conveyed by E.E. Murrey and wife, to Mrs. Mary H. Kirkland by deed of record in Book 967, page 259, said Register's Office; and running thence in a southeasterly direction, with the center of said Jackson Boulevard, 165 feet to the southwest corner of said Lot No. 5 and the northwest corner of Lot No. 6 on said Plan; thence, north 59-1/4 degrees east with the line between said Lot Nos. 5 and 6, 678-1/2 feet to a stone, the southeast corner of said Lot No. 5, and continuing in the same direction, in all 688-1/2 feet to the easterly margin of a strip 10 feet wide, and including the stone fence; thence north 56-1/2 degrees west, with the easterly margin of said 10-foot strip, 188 feet, more or less, to the southeast corner of said lot conveyed to Mrs. Mary H. Kirkland; and thence south 59 degrees west with her southeasterly line 588 feet, more or less, to the beginning.

TRACT 2: Map 116-15, Parcel 3 -

Land in Davidson County, Tennessee, being part of Lot No. 6 on the Plan of First Belle Meade Subdivision, as of record in Plat Book 332, pages 88 and 89, Register's Office for Davidson County, Tennessee, described as follows:

Beginning in the easterly margin of Jackson Boulevard at the corner of Lots Nos 5 and 6 of said Plan; thence with said Boulevard, southeasterly 298 feet to the northerly margin of Glen Eden Drive; thence north 68 degrees 45 minutes east, with the north margin of said Drive, 541 feet to a curve; thence along said curve having a radius of 598 feet a distance of 368 feet to the westerly margin of a 10-foot strip and the east line of Lot No. 6; thence north 3 degrees 45 minutes east 125 feet; thence north 56 degrees 30 minutes west 501 feet to the corner of Lots 5 and 6; thence south 59 degrees 30 minutes west 678.6 feet to the beginning, containing 6.85 acres more or less.

Included in the above description, but excluded therefrom is the property conveyed to Richard C. Patrick, Jr., and wife, of record in Book 3129, page 125, Register's Office for Davidson County, Tennessee, as follows:

Beginning on the northerly margin of Glen Eden Drive at an iron pin in the westerly margin of a 10-foot reserved strip; thence with said reserved strip, north 1 degree 45 minutes east 130.4 feet, more or less, to a stone; thence north 56 degrees 30 minutes west 344.7 feet to an iron pin; thence leaving said reserved strip, south 10 degrees 30 minutes east 305.9 feet to an iron pin on the northerly margin of said Glen Eden Drive; thence with the northerly margin of said Drive, eastwardly 231.7 feet to the beginning.

Tracts 1 and 2 being the same property conveyed to Lee A. Beaman by Quitclaim Deed from Larry T. Thrailkill and Lee A. Beaman, as Co-Trustees of the Sally M. Beaman Living Trust, of record in Instrument No. 20031119-0169053, Register's Office for Davidson County, Tennessee.

Exhibit B
Permitted Exceptions

1. Taxes for the year of 2005, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of the First Belle Meade Subdivision of record in Plat Book 332, pages 88 and 89, Register's Office of Davidson County, Tennessee.

3. Easement for right-of-way of Jackson Boulevard within boundaries of premises.

4. Agreement with reference to making water tap connections of record in Book 681, page 374, said Register's Office.

5. Survey of William C. Cockrill, TN RLS No. 1401 Barge, Waggoner, Sumner & Cannon, Inc., dated February16, 2005, File No. 31970.