THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter Morgan & Patterson **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24733-09-2005**	The actual consideration or value, whichever is greater, for this transfer is: $1,050,000.00. Thomas E. Beeman Affiant Subscribed and sworn to before me this 7th day of October, 2005. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
L. Randolph Lowry, III. Rhonda Lowry 4005 Franklin Pike Nashville, TN 37204	SunTrust Mortgage, Inc. 201 - 4th Avenue North 7th Floor Nashville, TN 37219	Map No.132.02-0 Parcel No. 062.00

My Commission Expires: July 19, 2008

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, **Thomas E. Beeman and wife, Elizabeth R. Beeman**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to L. Randolph Lowry, III **and wife, Rhonda Lowry** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4005 Franklin Pike, Nashville, TN 37204

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.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 7th day of October, 2005.

Thomas E. Beeman

Elizabeth R. Beeman

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Thomas E. Beeman and wife, Elizabeth R. Beeman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of October, 2005.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 10/13/05 10:00 2 pgs
Fees:13.00 Taxes:3885.00

20051013-0123359

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

EXHIBIT "A"

Land in Davidson County, Tennessee, being a tract of land lying in the Second Civil District, Davidson County, Tennessee, being Lot No. 4 and the northerly portion of Lot No. 5, on the revised plat of Parts of Thompson's Glen Subdivision, as of record in Plat Book 3, page 20, Chancery Court at Nashville, Tennessee, and a strip of land (formerly the property of the Nashville-Franklin Railway) lying between Franklin Road and the subdvisision of record, and being more particularly described according to a survey made by John Kohl & Company, P.C., dated February 12, 1995, File No. 2-3415-18, as follows:

Beginning at the southwesterly intersection of the southerly right of way of Glen Leven Road and the westerly right of way of Franklin Road at a P.K. nail set; thence with the westerly right of way of Franklin Road S 8 deg. 00 min. 00 sec. E, 375.09 feet to the southeasterly corner of the herein described tract; thence leaving said right of way and running S 81 deg. 59 min. 04 sec. W, 363.07 feet to the southwesterly corner of the herein described tract; thence N 8 deg. 13 min. 47 sec. W, 364.53 feet to the southerly right of way of Glen Leven Road; thence with said right of way with a curve to the right with a delta of 6 deg. 48 min. 41 sec., a radius of 1407.70 feet and an arc length of 167.35 feet; thence continuing with said right of way N 81 deg. 46 min. 13 sec. E, 197.57 feet to the point of beginning.

Being the same property conveyed to Thomas E. Beeman and wife, Elizabeth R. Beeman by deed dated October 30, 2003 from Olga Stone Servay, Trustee of the Olga Stone Servay Trust Agreement dated August 26, 1997 of record as Instrument No. 20031104-0161902, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7672, page 938, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Plat Book 3, page 20, Chancery Court at Nashville, Tennessee.