Davidson County DEEDQC
Recvd: 04/23/08 16:09 4 pgs
Fees:22.00 Taxes:0.00
20080423-0041669

This Instrument Was Prepared By:
James W. Cameron III
Robert Lee Baldridge IV
Cameron Worley, P.C.
414 Union Street, Suite 1830
Nashville, Tennessee 37219

NAME AND ADDRESS OF OWNER	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Auto Land, LLC 1525 Broadway Nashville, TN 372-3	Same	Map/Parcels 93-9-144 93-9-143 93-9-142 93-9-192 93-9-193 93-9-194

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and no other consideration, LEE A. BEAMAN ("Grantor") by these presents hereby quitclaims, sells and conveys unto AUTO LAND, LLC, a Tennessee limited liability company, ("Grantee") its successors and assigns, all of his interest in and to the following described property, to wit:

Tract 1:
Land in Davidson County, Tennessee, being Lot(s) No. 54 and the Westerly one half of Lot Number 126, as shown on the map entitled McNairy's West Nashville Lots, of record in Book 9, page 322, Register's Office for Davidson County, Tennessee, and in Minute Book "C" pages 136 and 137, Chancery Court in Nashville, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot Number 54 fronts 100 feet on the South side of Broad Street and runs back between parallel lines, 169 feet to an alley. Said Westerly one half of Lot Number 126, fronts 50 feet on the north side of McGavock Street, and runs back between parallel lines 169 feet to an alley.

Being the same property conveyed to LEE A. BEAMAN by deed from VOORHEES REALTY COMPANY of record in book 7056, page 449, said Register's Office.

Tract 2:
Parcel 1:

Land in Davidson County, Tennessee, being Lot(s) the West half of Lot No. 124, as shown on the map entitled McNairy, Kirkman and Porter's Plan of Lots, called West Nashville, of record in Book 9, pages 322 and 323, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Parcel 2:

Land in Davidson County, Tennessee, being the Easterly one half of Lot Number 126, as shown on the map entitled McNairy's West Nashville lots, of record in Book 9, page 322, Register's Office for Davidson County, Tennessee, and in Minute Book "C" pages 136 and 137, Chancery Court in Nashville, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of Lot No 126 fronts 50 feet on the northerly side of McGavock Street and runs back between parallel lines, 169 to an alley.

Being part of the property conveyed to LEE A. BEAMAN by deed from SUNTRUST BANK, NASHVILLE, NATIONAL ASSOCIATION, AS TRUSTEE AND FIRST AMERICAN NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE as record in Book 11255, page 505, said Register's Office.

Tract 3:

Land in Davidson County, Tennessee, being Lot(s) 52 and the easterly one half of Lot Number 124, as shown on the map entitled McNairy's West Nashville Lots, of record in Book 9, page 322, Register's Office for Davidson County, Tennessee, and in Plan Book 1, page 15, Chancery Court in Nashville, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot Number 52 fronts 100 feet on the southerly side of Broadway, formerly Broad Street, and runs back between parallel lines, 169 feet to an alley.

Said part of Lot Number 124, fronts 50 feet on the northerly side of McGavock Street, and runs back between parallel lines 169 feet to an alley.

Being the same property conveyed to LEE A. BEAMAN by deed from FRANCES K. HARDCASTLE of record in Book 11730, page 886, said Register's Office.

Said improved property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises and/or all instruments of record in the Register's Office of this county affecting this property.

Kelley S. Beaman joins in this conveyance solely for the purpose of transferring any marital right she may have in and to the property conveyed as a result of her marriage to the Grantor.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand on this the 23rd day of April, 2008.

LEE A. BEAMAN

KELLEY S. BEAMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, JANE CAPLENOR, a Notary Public of said county, Lee A. Beaman, the above named grantor, 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 23rd day of April, 2008.

Notary Public

My Commission Expires: 11-14-2009

JANE CAPLENOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, JANE CAPLENOR, a Notary Public of said county, Kelley S. Beaman, 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 23rd day of April, 2008.

Jane Caplenor
Notary Public

My Commission Expires: 11-14-09

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The conveyance herein is by Quitclaim and therefore the amount of tax due is controlled by T.C.A. §67-4-409(a)(4). The actual consideration for this transfer is -0-.

James W. Cameron*
Affiant

Subscribed and sworn to before me this 23rd day of April, 2008

Jane Caplenor
Notary Public

My Commission Expires: 11-14-2009

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