BOOK 4375 PAGE 774 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $21,500.00

J. Frank Beck
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF October, 1969.

Linda L. Carter
Notary Public

MY COMMISSION EXPIRES: April 22, 1972
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ward Buckner, Attorney, 601 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Frank Beck et ux (NAME)	Noel-Palmer Mortgage Company (NAME)	Map 148-05-26
3751 Turley Drive (STREET ADDRESS OR ROUTE NUMBER)	402 Stahlman Bldg. (STREET ADDRESS)	M.C. 50-3057
Nashville, TEnnessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	

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 OF WHICH IS HEREBY ACKNOWLEDGED, WE, Caesar E. Urrutia, Trustee and Individually and wife, Christine M. Urrutia

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. Frank Beck and wife, Shirley A. Beck

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Hillbrook Subdivision Section III, as of record in Book 3300, page 84, Register's Office for Davidson County, Tennessee.

SAID Lot No. 70 fronts 76 feet on the southwesterly margin of Turley Drive and runs back between lines measuring 153.9 feet on the northwesterly line and 162.5 feet on the southeasterly line, to a line in the rear measuring 76 feet thereon.

Being the same property conveyed to Caesar E. Urrutia, Trustee, by deed from Truman J. Hudson and wife, Ida W. Hudson of record in Book 4335, page 358, Register's Office for Davidson County, Tennessee.

Restrictive covenant contained in instrument of record in Book 3460, page 295, Register's Office for Davidson County, Tennessee.

The Plan of record in Book 3300, page 84, said Register's Office, shows an owner's certificate, copy attached, a 30 foot minimum building setback line from Turley Drive and a 10 foot easement for public utility purposes along the rear line of said lot, and a 2.5 x 30 foot utility anchor easement located on the Southeasterly corner of said lot.

This is { unimproved ( ) / improved ( ) } property, known as _____ (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hands this 9th day of October, 1969

Christine M. Urrutia

Caesar E. Urrutia

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Linda G. Carter, a Notary Public in and for said County and State, the within named Caesar E. Urrutia, Trustee and Individually and wife, Christine M. Urrutia

the bargainorS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of October 1969

Commission expires April 22, 1973

Linda G. Carter
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM Caesar E. Urrutia, Trustee and Individually and wife, Christine M. Urrutia

TO J. Frank Beck and wife, Shirley A. Beck

A 58926

IDENTIF. REFERENCE

OCT 29 2 57 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Rowl

3x 8

OCT29 CONV 21,500.00
OCT29 S'TAX B* 55.90
OCT29 PR'FEE B* .50
OCT29 W'DEED B* 3.00 * 59.40