WARRANTY DEED

BOOK 4390 PAGE 812

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William B. Snell, Jr. (NAME)	Advance Mortgag e Company (NAME)	Map 120-2
1014 Goodbar Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 660 (STREET ADDRESS)	Par. 2
Nashville, Tenn. 37217 (CITY) (P. O. ZONE) (STATE)	Detroit, Michigan 48231 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- Dollars,

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay the indebtedness as evidenced by an instrument of record in Book 3760, page 201, Register's Office for Davidson County, Tennessee.

We, Tommy L. Beckman and wife, Peggy Ann Beckman

have this day bargained and sold, and do hereby transfer and convey unto the said

William B. Snell, Jr. and wife, Mildred L. Snell

their ~~heirs~~, heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lots Nos. 19 and 20, on the Map of Miro Meadows, as of record in Book 1424, pages 94 and 95, Register's Office for said County.

Beginning at a point on the westerly margin of Goodbar Drive at the common corner of Lots 20 and 21; thence with the line between said lots, southwesterly 172.8 feet to a corner of Lot No. 18; thence along the easterly line of Lot No. 18, southeasterly 185 feet to the northerly margin of Kermit Drive; thence with the margin of the Drive, northeasterly 123.14 feet to the beginning of a curve; thence with said curve northeasterly 28.69 feet to the westerly margin of Goodbar Drive; thence with the margin of the same, northerly 136 feet to the beginning.

Being the same property conveyed to Tommy L. Beckman and wife, Peggy Ann Beckman by deed from Brown Taylor, Jr. and wife, Sammie M. Taylor of record in Book 3769, page 418, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,500.00

Subscribed and sworn to before me, this the 2 day of Jan 19 70

My commission expires: Nov. 1, 1972 (Affix Seal)

Affiant: x William B. Snell Jr.

Notary Public: Dale O'Bannon

This is unimproved ( ) improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

William B. Snell, Jr. and wife, Mildred L. Snell

their ~~heirs~~

heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered., except as noted above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said

William B. Snell, Jr. and wife, Mildred L. Snell, their ~~heirs~~, heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 9 day of Jan, 19 70, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

/s/ Tommy L. Beckman

/s/ Peggy Ann Beckman

This Instrument Was Prepared By

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Pat Cranmore, *a Notary Public in and for said County and State,* Tommy L. Beckman and wife, Peggy Ann Beckman

the within named bargainor...S 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* 9 *day of* Jan, *19*70

Pat Cranmore
Notary Public

Commission expires NOV. 1 - 1972

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* ..... *he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

Witness my hand and seal, at office in .....
this .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

JAN-9 70	CONV	15,500.00			
JAN-9 70 S'TAX			A*	40.30	
JAN-9 70 PR'FEE			A*	.50	
JAN-9 70	W'DEED		A*	3.00	* 43.80

WARRANTY DEED

FROM
TOMMY L. BECKMAN, ET UX
TO
WILLIAM B. SNELL, JR., ET UX

A 65590

IDENTIF. T REFERENCE

JAN 9 2 36 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

PEDIGO & SAINDON