WARRANTY DEED

BOOK 4392 PAGE 628

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tommy L. Beckman	Prudential Insurance Company	Map 134-4
(NAME)	(NAME)	Par. 23
1614 Citation Court	P. O. Box 2202	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37217	Jacksonville, Florida 32203	
(CITY) (P. O. ZONE) (STATE)	(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 3623, page 389, Register's Office for Davidson County, Tennessee.

We, Carl H. Brown and wife, Mary Z. Brown

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

Tommy L. Beckman and wife, Peggy Ann Beckman

their ~~successors~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 214 on the Plan of Town Park Estates, as of record in Book 3300, pages 64 and 65, Register's Office for said County, described as follows:

Beginning on the southerly margin of Citation Court at the corner of Lots Nos. 214 and 215; thence with the line between said two lots, southerly 103 feet to the corner of lots Nos. 214, 215 and 216; thence with the line between Lots Nos. 214 and 216, southwesterly 71.85 feet to the corner of Lots Nos. 214, 216 and 217; thence with the line between Lots Nos. 214 and 217, southwesterly 60.96 feet to the corner of Lots Nos. 214, 217 and 218; thence with the line between Lots Nos. 214 and 218, westerly 88.10 feet to the corner of Lots Nos. 213 and 214; thence with the line between said two lots, north 32° 12' east 216.16 feet to the southerly margin of Citation Court; thence with the same, easterly 16 feet to the beginning of a curve; thence around said curve, having a radius of 40 feet, northeasterly 59.24 feet to the southerly margin of Citation Court; thence with the same, easterly 58.69 feet to the beginning.

Being the same property conveyed to Carl H. Brown and wife, Mary Z. Brown by deed from Manuel Construction Company, Inc. of record in Book 3610, page 555, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $32,156.14

Subscribed and sworn to before me, this the 15th day of January 1970

Affiant Tommy L Beckman

My commission expires: NOV. 1 - 1972 (Affix Seal)

Notary Public

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

Tommy L. Beckman and wife, Peggy Ann Beckman

their ~~successors~~, *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*

Tommy L. Beckman and wife, Peggy Ann Beckman, their ~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 15 day of January, 1970, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Carl H. Brown

Mary Z. Brown

This Instrument Was Prepared By

Harvey W. Pedigo

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

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, P.M. Goodman, *a Notary Public in and for said County and State,* Carl H. Brown and wife, Mary Z. Brown

*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* 14 *day of* January, *19* 70

P.M. Goodman
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 21 70 CONV 22,156.19
JAN 21 70 S'TAX A* 57.72
JAN 21 70 PR'FEE A* .50
JAN 21 70 W'DEED A* 3.00 * 61.22

WARRANTY DEED

FROM

CARL H. BROWN, ET UX

TO

TOMMY I. BECKMAN, ET UX

A 66419

IDENTIF. REFERENCE

JAN 21 9 35 AM '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