BOOK 4402 PAGE 672 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22162.57

Ralph Beckwith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF March 1970.

William H. Tippit
Notary Public

MY COMMISSION EXPIRES: 2-7-1973

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

W. G. TRABER, ATTORNEY, 2525 LEBANON ROAD, NASHVILLE, TENNESSEE 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph D. Beckwith (NAME)	Murphree Mortgage Company (NAME)	Map- 73-12
2421 Wilford Drive (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue, North (STREET ADDRESS)	Par. 13
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (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, William H. Tippit, Jr. and wife, Barbara E. Tippit

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ralph D. Beckwith and wife, Dottie F. Beckwith

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. 266 on the Plan of Sunset View, Section IV, Addition 2, as of record in Book 2854, page 64, Register's Office for said County.

Said Lot fronts 100 feet on the southerly side of Wilford Drive, and runs back 305.9 feet on the westerly line and 348.5 feet on the easterly line, which is a broken line, to a dead line in the rear on which it measures 89.4 feet.

Being the same property Conveyed to William H. Tippit, Jr. and wife, Barbara E. Tippit, by deed from Gordon H. Roberson and wife, Sally H. Roberson, as of record in Book 3953, page 764, Register's Office for Davidson County, Tennessee.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 3194, page 39, Register's Office for said County.

This is { } unimproved { } improved property, known as 2421 (House Number) Wilford Drive (Street) Nashville (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 hand s/ this 6th day of March, 19 70

William H. Tippit, Jr.

Barbara E. Tippit

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, WILLIAM G. TRABER, a Notary Public in and for said County and State, the within named William H. Tippit, Jr. and wife, Barbara E. Tippit

the 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 6th day of March 1970.

Commission expires 2-7-1973

William H. Tippit
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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) 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

William H. Tippit, Jr., et ux

TO

Ralph D. Beckwith, et ux

470804

IDENTIF. REFERENCE

MAR 11 9 20 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAIL TO:
W. G. TRABER
2525 LEBANON ROAD
NASHVILLE, TENN. 37214

MAR 11 70	CONV	22,162.57				
MAR 11 70	S'TAX		A*	57.72		
MAR 11 70	PR'FEE		A*	.50		
MAR 11 70	W'DEED		A*	3.00	*	61.22