This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

ATC-160267

BOOK 4467 PAGE 16

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
102-4-142	Mr/Mrs Vernon A. Becker same as below	J. I. Kislak Mortgage Corp. of Florida, 1101 Brickell Avenue Miami, Florida 33131
FIELD BOOK NUMBER(S) 8DA-42920	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 408 Wilclay Drive 37209	LOAN OR ACCOUNT NO. 04037 PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

DEC 16	CONV	20,000.00			
DEC 16	S'TAX		A* 52.00		
DEC 16	PR'FEE		A* .50		
DEC 16	W'DEED		A* 3.00	*	55.50

JOHN C. CUNNINGHAM and wife, WYNONA P. CUNNINGHAM,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto VERNON A. BECKER and wife, NAOMI B. BECKER,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 819 on the Plan of Charlotte Park, Section 22, of record in Book 3700, pages 67 and 68.

Said Lot No. 819 fronts a total of 75.44 feet on the northerly margin of Wilclay Drive, and extends back 152.5 feet on the westerly line and 160.5 feet on the easterly line to a dead line in the rear, measuring 80.8 feet thereon.

Being the same property conveyed to John C. Cunningham and wife, Wynona P. Cunningham by deed from David A. Floyd and James E. White, a partnership, as of record in Book 4341, page 697.

This conveyance is made subject to restrictions of record in Book 4017, page 699.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 16th day of December, 1970.

Wynona P. Cunningham

Wynona P. Cunningham

John C. Cunningham

John C. Cunningham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named John C. Cunningham and wife, Wynona P. Cunningham, 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 the 16th day of December, 1970.

My commission expires: July 23, 1974

Reau E. Folk, Jr.
Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

Vernon A Becker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF December 19 70

MY COMMISSION EXPIRES: July 23, 1974 (AFFIX SEAL)

Reau E Folk Jr
Notary Public

WARRANTY DEED
REF: ns

FROM
JOHN C. CUNNINGHAM and wife

TO
VERNON A. BECKER and wife

A 9 9 4 1 3

IDENTIF. REFERENCE

DEC 16 1 51 PM '70

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public