BOOK 4577 PAGE 354

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLDG.
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
James A. Beck (NAME)	Lomas & Nettleton Co. (NAME)	
473 Westcrest Drive (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Map 161-2
Nashville, Tenn. 37211 (CITY) (P. O. ZONE) (STATE)	Virginia Beach, Va. 23451 (CITY) (ZONE) (STATE)	Par 64

FOR AND IN CONSIDERATION of the sum of $10.00----------

----------TEN AND NO/100---------- *Dollars,*

Cash paid by James A. Beck and wife, Donna P. Beck, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said of the unpaid principal balance of a note in the original amount of $17,000.00, secured by a deed of trust to David S. Loeb, Trustee, dated January 6, 1967, and recorded in Book 4092, page 667, Register's Office for Davidson County, Tennessee.

We, Willard E. Richards and wife, Donna D. Richards,

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

James A. Beck and wife, Donna P. Beck,

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

Being Lot No. 54 on the Plan of McMurray Hills, as of record in Book 3700, page 5, Register's Office for said County.

Said lot fronts 75 feet on the southwesterly side of Westcrest Drive and runs back between parallel lines, 140 feet to a dead line.

Being the same property conveyed to Willard E. Richards and wife, Donna D. Richards by deed from Eldridge R. Bell, and wife, of record in Book 4279, page 706, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 22,300.00

Subscribed and sworn to before me, this the 15th day of February 19 72

Affiant

My commission expires: 8/9/72 (Affix Seal)

Notary Public

unimproved
This is 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

James A. Beck and wife, Donna P. Beck, their

(XXXXXXX)

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 stated herein.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James A. Beck and wife, Donna P. Beck, their

(XXXXXXX), *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 15th *day of* February, 19 72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Willard E. Richards
Willard E. Richards

x Donna D. Richards
Donna D. Richards

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Beverly J. Nabb, *a Notary Public in and for said County and State,* Willard E. Richards and wife, Donna D. Richards, *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* 15th *day of* February, *19* 72.

Beverly J. Nabb *Notary Public*

Commission expires 8-9-72

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 .....

FEB 17 72 CONV 22,300.00
FEB 17 72 S TAX A* 57.98
FEB 17 72 PR FEE A* .50
FEB 17 72 W DEED A* 4.00 * 62.48

WARRANTY DEED

FROM
Willard E. Richards, et ux

TO
James A. Beck, et ux

B 48877

IDENTIF. REFERENCE

FEB 17 11 18 AM '72

FELIX E. 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 256-2650
NASHVILLE, TENNESSEE

Dobson & Johnson, Inc.