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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

MELVIN JONES and LARRY JONES, A PARTNERSHIP d/b/a Republic Builders

TO

THOMAS G. BECKNER and wife, MARILYN E. BECKNER

For draftsman's use

THIS INSTRUMENT PREPARED BY
FIRST AND MID-SOUTH MORTGAGE CO.
P. O. BOX 2568
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas G. Beckner (NAME)	First and Mid-South Mtg.Co, (NAME)	
538 Owendale Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2568 (STREET ADDRESS)	150-1
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn. 37219 (CITY) (STATE) (ZIP)	320 PW

(FOR REGISTER'S USE)

T
IDENTIF. REFERENCE

MAY 14 8 43 AM '75
FEE
REGISTER
DAVIDSON COUNTY, TENN.

C98193

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 43,400.00

Affiant THOMAS G. BECKNER

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE, 9th DAY OF May 1975

Notary Public

MY COMMISSION EXPIRES: 4-8-78

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

For and in Consideration of the sum of ----------TEN AND NO/100----------

----------($10.00)---------- DOLLARS

cash in hand paid by THOMAS G. BECKNER and wife, MARILYN E. BECKNER, and other good and valuable consideration receipt of which is hereby acknowledged,

Melvin Jones & Larry Jones , a partnership d/b/a Republic Builders

have bargained and sold, and by these presents do transfer and convey unto the said

THOMAS G. BECKNER and wife, MARILYN E. BECKNER

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. 50 on the Plan of Edge-O-Lake Estates Section 18, of record in Book 4675, page 84, Register's Office for said County.

SAID Lot No. 50 fronts 83.57 feet on the easterly side of Owendale Drive and runs back 155.0 feet on the southerly line and 154.55 feet on the northerly line to a rear line on which it measures 74.05 feet.

BEING part of the same property conveyed to Ralph Stevens and Melvin Jones, a partnership d/b/a Republic Builders by deed from Reynold Bubis and Martin R. Bubis of record in Book 4820, page 748, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed from Ralph Stevens and Melvin Jones, a partnership d/b/a Republic Builders to Melvin Jones and Larry Jones, a partnership,d/b/a Republic Builders, of record in Book 4905, page 171,R.O.D.C.,TN.

This conveyance is made subject to a 30 foot minimum building setback line from Owendale Drive and a 10 foot easement for public utility and drainage purposes along the rear line of said lot. Restrictive covenant contained in instrument of record in Book 4797, page 410, said Register's Office for Davidson County, Tennessee-

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This is { unimproved (x) / improved ( ) } property, known as 538 Owendale Drive, Antioch, Tennessee 37013
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said THOMAS E. BECKNER AND WIFE, MARILYN E. BECKNER their heirs and assigns, forever.

And we do covenant with the said THOMAS G. BECKNER AND WIFE, MARILYN E. BECKNER 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., except as of record.

And we, Melvin Jones and Larry Jones, a partnership d/b/a Republic Builders do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said THOMAS G. BECKNER AND WIFE, MARILYN E. BECKNER heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 9th day of May, 19 75

MELVIN JONES

Larry Jones

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Martha B. Hall, a Notary Public in and for said County and State, the within named Melvin Jones and Larry Jones

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 9th day of May, 19 75

Martha B. Hall, Notary Public.

Commission expires April 8, 1978.

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 .

MAY 14 CONV 43,400.00
MAY 14 ST TAX A* 112.84
MAY 14 RECFEE A* .50
MAY 14 RECFEE A* 1.00 * 117.71

Witness my hand and seal, at office in ,

this day of , 19 .

, Notary Public.

Commission expires