BOOK 5020 PAGE 598

WARRANTY DEED

This instrument prepared by
J. K. WOODARD, Attorney at Law
223 MADISON ST.
MADISON, TENNESSEE 37115

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert B. Beck et ux	Mortgage Associates, Inc.	11D 13350
(NAME) 110 Gibson Ave.	(NAME) P. O. Box 28146	42-16
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tennessee	(STREET ADDRESS) Atlanta, Georgia 30328	18
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- Dollars,
cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of and agreement to pay by the grantees the balance owing on a note, dated March 6, 1974, in the original principal amount of $15,900.00, payable in monthly installments including principal and interest and secured by a Deed of Trust of record in Book 4794, page 718, Register's Office to which reference is here made for a more complete description of said note,

We, David Earl Biggs and wife, Barbara Ann Biggs,

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

Robert B. Beck and wife, Martha Lu Beck,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 12 on the Plan of Finnland Heights as of record in Book 1424, page 7, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David Earl Biggs and wife, Barbara Ann Biggs, by deed from Ralph C. Randolph and wife, Margie W. Randolph, of record in Book 4794, page 716, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the restrictions and easements of record.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ Exempt

Subscribed and sworn to before me, this the 1st day of April 1976

Affiant

My commission expires: 3/24/80 (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as 110 Gibson Ave., Madison, Tennessee 37115
(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

Grantees

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 and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees

their

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

Witness our *hand* S *this* 1st *day of* April, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert B. Beck

Deborah M. Coates

Barbara Ann Biggs

DAVID EARL BIGGS BARBARA ANN BIGGS

BOOK 5020 PAGE 599

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned a Notary Public in and for said County and State, David Earl Biggs and wife, Barbara Ann Biggs,

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 14th day of April, 19 76

Deborah M. Gracelow
Notary Public

Commission expires 3/24/80

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

WARRANTY DEED

FROM
David Earl Biggs et ux

TO
Robert B. Beck et ux

Mail
P.O. Box 8221
Nash. Tenn 37209

APR 30 76 CONV 17,633.35
APR 30 76 S'TAX B* 45.76
APR 30 76 PR'FEE B* .50
APR 30 76 W'DEED B* 4.00 * 50.26

D 47083

IDENTIF. REFERENCE

APR 30 10 43 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115