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STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 63,700.34

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
21st DAY OF February, 19 91

Notary Public

MY COMMISSION EXPIRES November 26, 1994
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph M. Beck	First Wachovia Mortgage Company	4D 44170
(NAME)	(NAME)	
1407 Clarke Street	P.O. Box 3174	53-3-244
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Winston-Salem, N.C. 27102	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Todd D. Yann and wife, Sarah B. Yann

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph M. Beck and wife, Mary S. Beck

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. 198 of Section "B" on the Plan of E. I. du Pont de Nemours and Company's Subdivision, as of record in Book 1424, page 67, Register's Office for said County.

Said Lot NO. 198 fronts 60 feet on the easterly side of Clarke Street and extends back 88.7 feet on the northerly line and 88.6 feet on the southerly line to a dead line, measuring 60 feet thereon.

Being the same property conveyed to Todd D. Yann, unmarried, by deed from John R. Bowlin, Jr. and wife, Barbara Ann Bowlin, of record in Book 7219, page 393, Register's Office for Davidson County, Tennessee.

* including the assumption and agreement to pay the unpaid balance of a certain indebtedness in the original principal amount of $59,685.00 payable to Collateral Mortgage, Ltd., and secured by a Deed of Trust of record in Book 7219, page 396, Register's Office for Davidson County, Tennessee, to which reference is here made for complete terms and conditions;

2621 03/11 0101 03CHECK 217.21

unimproved ( )
This is improved (X) property, known as 1407 Clarke Street, Old Hickory, Tennessee 37138
(House Number) (Street) (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 21st day of February, 19 91

Todd D. Yann

Sarah B. Yann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Todd D. Yann and wife, Sarah B. Yann

the bargainor CS, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 21st day of February, 19 91.

Commission expires November 26, 1994

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

IDENTIFICATION

3333

WARRANTY DEED

FROM

Todd D. Yann and wife, Sarah B. Yann

TO

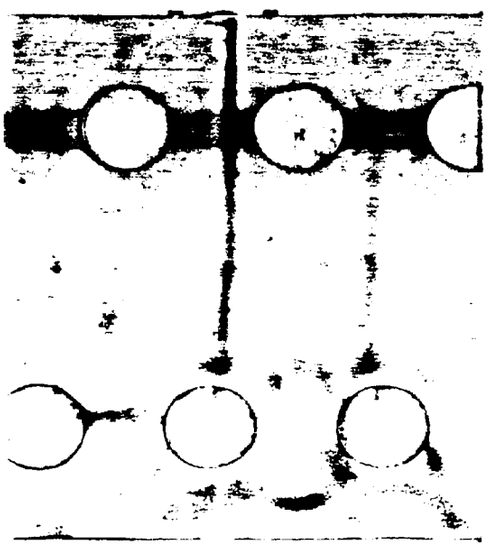
Joseph M. Beck and wife, Mary S. Beck

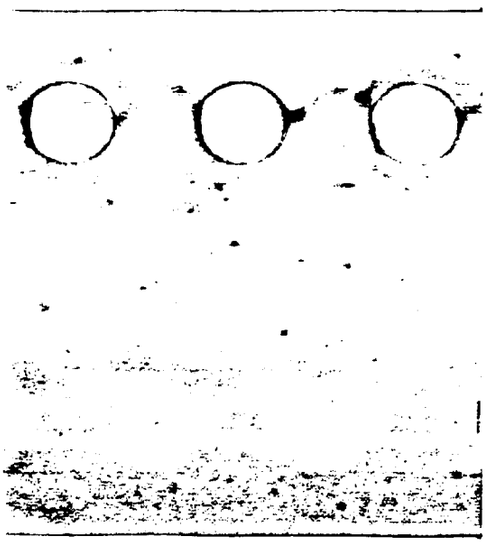
RETURN TO:

William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE





RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	63700.34
CON TX	210.21
PRFEE	1.00
WDEED	6.00
TOTAL	217.21
CHECK	217.21

03/11/91 01 13:26 0001 2621

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98336

IDENTIF. REFERENCE

MAR 11 1 25 PM '91

DAVIDSON COUNTY TN.

No. 403427