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PREPARED BY: FRANK S. KING, JR.
King & Ballow
1200 Noel Place
200 Fourth Avenue North
Nashville, TN 37219-0373
(615) 259-3456

WARRANTY DEED

Address New Owner As Follows:

William T. Beck and wife,
Carolyn E. Beck
635 Carmel Avenue
Madison, Tennessee 37115

Send Tax Bills To:

Same

Mortgagee:

Map & Parcel No.:
63 22

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,

MARY G. BECK, a widow, has this day bargained and sold, and does hereby transfer and convey unto WILLIAM T. BECK and wife, CAROLYN E. BECK, the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Being a tract or parcel of land located within the Second Civil District of Davidson County, Tennessee, described according to a survey by R.L. Montoya-Land Surveying, Inc., dated July 10, 1991, as follows:
>
> Beginning at a spike in a culvert over a branch located in the centerline of Neeley's Bend Road; thence, leaving said road, South 88 degrees 41 minutes 44 seconds West, 462.05 feet to a hackberry tree; thence, South 74 degrees 53 minutes 24 seconds West, 24.28 feet to a fence post; thence, along a fence line, North 88 degrees 34 minutes 53 seconds West, 278.40 feet to an iron pin, being the actual point of beginning for this described tract; thence, South 6 degrees 25 minutes 59 seconds West, 583.10 feet to an iron pin marking the southeast corner to this described tract; thence, North 83 degrees 15 minutes 19 seconds West, 266.00 feet to an iron pin; thence, North 11 degrees 15 minutes 01 seconds West, 86.41 feet to an iron pin; thence, North 29 degrees 05 minutes 50 seconds West, 199.93 feet to an iron pin; thence, North 9 degrees 30 minutes 37 seconds West, 287.86 feet to an iron pin in a fence line; thence, along said fence, North 88 degrees 31 minutes 14 seconds East, 366.14 feet to a fence post; thence, continuing with said fence, South 88 degrees 34 minutes 53 seconds East, 155.16 feet to the point of beginning, containing 5.05 acres more or less.
>
> In addition, Grantees are conveyed a 25 foot easement for ingress and egress described as follows:

Beginning at an iron pin marking the southeast property corner of the above described property; thence, with the easterly property line of the above described property, North 6 degrees 25 minutes 59 seconds East, 25.55 feet to a point; thence, North 84 degrees 32 minutes 47 seconds East, 726.03 feet to a point in the westerly right-of-way margin of Neeley's Bend Road; thence, along said margin, South 10 degrees 24 minutes 08 seconds West, 25.99 feet to a point; thence, leaving said margin, South 84 degrees 32 minutes 47 seconds West, 724.19 feet to the point of beginning, containing 18,128 square feet more or less.

Being a part of the same property conveyed to J.M. Beck, and wife, Mary G. Beck, by deed from J.T. Morton and wife of record in Book 1392, page 249, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 45,000.

William T. Beck
AFFIANT

Subscribed and sworn to before me this 15 day of July, 1992.

~~My Commission Expires:~~

B. Edwards - Dep. Reg.
~~NOTARY PUBLIC~~

This is unimproved property known as 1820 Neeley's Bend Road, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever. I covenant that I am 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 of record.

I further covenant and bind myself, my 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.

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.

Witness my hand this 14th day of July, 1992.

Mary G. Beck
MARY G. BECK

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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Before me, Bettye J Steele, a Notary Public in and for the State and County aforesaid, personally appeared the within named MARY G. BECK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 14th day of July, 1992.

Bettye J. Steele
NOTARY PUBLIC

BETTYE J. STEELE NOTARY PUBLIC AT LARGE TENNESSEE

My Commission Expires:

NOV. 16, 1992

28966

IDENTIF. TREFERENCE

JUL 20 3 43 PM '92

FELICIA [illegible] REGISTER
DAVIDSON COUNTY TN.

PICK-UP

7:42 07/20 0101 03CHECK 179.50



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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 45000.00	
			CON TX 166.50	
			PRFEE 1.00	
			WDEED 12.00	
			TOTAL 179.50	
			CHECK 179.50	
07/20/92	01		15:44 0001 7142	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28966

IDENTIF. REFERENCE

JUL 20 3 44 PM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 551862