ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Donald Albert Beck	Source One Mortgage Services Corporation	MAP and PARCEL
Elinor May Beck	Attn: Tax Dept.	
3548 Colony Point West	27555 Farmington Road	136-06-0-043.00
Nashville, TN 37217	Farmington Hills MI 48334	

This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park
2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Joseph P. Ripepi and Robin McGuire Ripepi, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Donald Albert Beck and Elinor May Beck, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 246 on the Plan of Priest Lake Park, Section 5, of record in Book 4460, Pages 174, 175 & 176, Register's Office for said county, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Joseph P. Ripepi and wife, Robin McGuire Ripepi by deed from Glen W. Clark and wife, Betty J. Clark of record in Book 7798, Page 560, Register's Office for Davidson County, Tennessee.

This is property with a common address of 3548 Colony Point West, Nashville, TN 37217.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 4460, Pages 174, 175 & 176, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 4698, Page 969, said Register's office.

Grantees herein, as part of the purchase price and consideration for this deed, assume and agree to pay the indebtedness evidenced by that certain Deed of Trust made by Joseph P. Ripepi and Robin Ripepi, formerly known as Robin McGuire Ripepi to Source One Mortgage Services Corporation, which Deed of Trust is recorded in the office of the Register of Deeds for Davidson County, Tennessee, in Book 9012, Page 42, and note of even date thereby secured in the original principal amount of $109,414.00, payable to Source One Mortgage Services Corporation. And for the same consideration, Grantees hereby assume the obligations of Joseph P. Ripepi and Robin Ripepi, formerly known as Robin McGuire Ripepi, under the terms of the instruments creating the loan to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. This liability to the Department of Veterans Affairs is under the authority of Chapter 37, Title 38, of the United States Code, and supersedes any state or local law barring or limiting deficiencies following foreclosure of real property.

70422
IDENTIFICATION REFERENCE

93 OCT -5 AM 8:49
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

7852 10/05 0101 03CHECK 424.88

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $112,366.69
[
[Affiant
[Subscribed and sworn before me this 1st day of October, 1993.
[
[My Commission Expires: 10-14-94 Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors 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 set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **1st** day of **October, 1993**.

Joseph P. Ripepi

Robin McGuire Ripepi

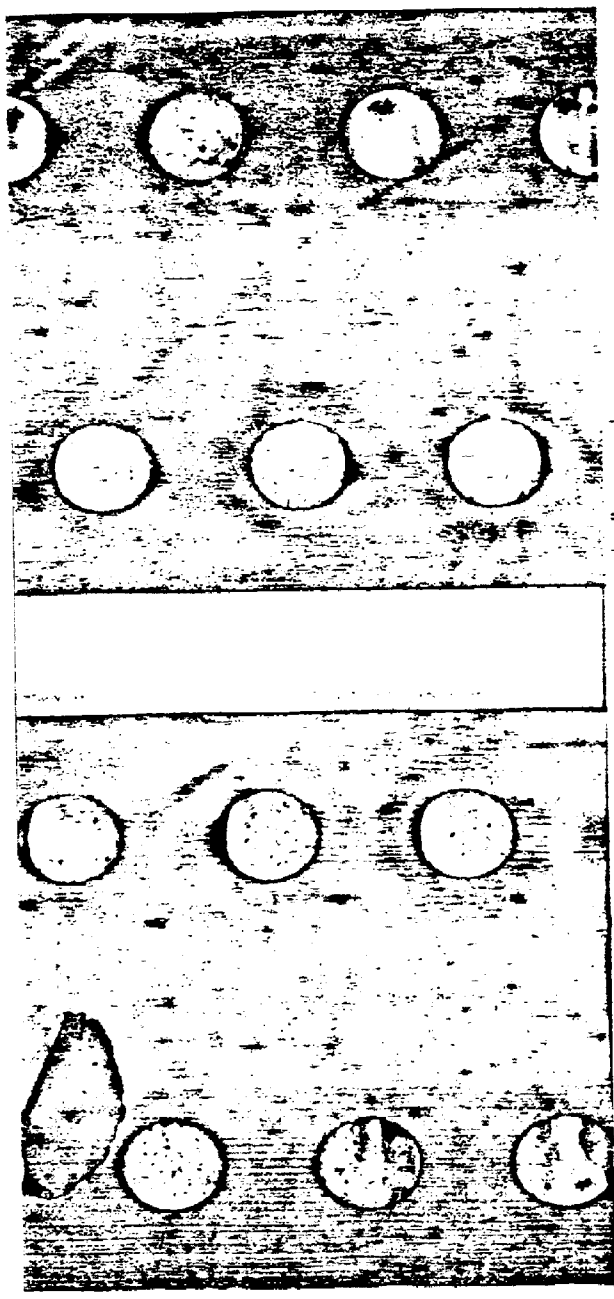
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Joseph P. Ripepi and Robin McGuire Ripepi, husband and wife** , with whom I am personally acquainted, or who 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 **Nashville,**, Tennessee, this **1st** day of **October, 1993**.

Notary Public
My Commission Expires:

File No. 9309-412



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

RECEIVED OF _____

FOR _____

BOOK 9104 PAGE 256

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	112366.69
CON TX	415.88
PRFEE	1.00
WDEED	8.00
TOTAL	424.88
CHECK	424.88

10/05/93 01 08:52 0001 7852

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

70422
IDENTIF. A REFERENCE

93 OCT -5 AM 8:49
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 705755