BOOK 9103 PAGE 100

THIS INSTRUMENT PREPARED BY:
SHELTON HATCHER, ATTORNEY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075
TN SUPREME COURT NO. 2657

mail

OUR FILE NUMBER: R-3039

MAP/GROUP/PARCEL
42 7A 170

NEW OWNER:
Ronnie B. Flanagan and wife, Debbie S. Flanagan
740 Heritage Drive
Madison, Tennessee 37115

SEND TAX BILLS TO:
Chemical Mortgage Company
200 Old Wilson Bridge Road
Worthington, Ohio 43085-8500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which his hereby acknowledged, we, Keith B. Beck and wife, Carla R. Beck, hereinafter called Grantors, do hereby transfer and convey unto Ronnie B. Flanagan and wife, Debbie S. Flanagan, their heirs and assigns, hereinafter called Grantees, property described as follows:

Land in Davidson County, Tennessee.

BEING Lot No. 401 of Heritage Square, Phase Four, a plat of which is of record in Plat Book 6250, Page 178, Register's Office for Davidson County, to which plat reference is hereby made for further description of said property.

BEING the same property conveyed to grantors herein by Deed of record in Book 7212, Page 190, Register's Office for Davidson County.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered except for the Deed of Trust hereinafter mentioned and except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

71736
IDENTIFICATION REFERENCE

93 OCT -7 AM 10:15
FILED
DAVIDSON COUNTY, TN
REGISTER

9281 10/07 0101 03CHECK 305.00

ASSUMPTION CLAUSE

As part of the purchase price of the above described premises, the grantees hereby expressly assume and agree to pay an existing mortgage evidenced by a Deed of Trust of Record in Book 7212, Page 193, the same being assigned in Book 7241, Page 658, Register's Office for Davidson County, Tennessee, in the original amount of $78000.00, the same being payable to Atlantic Coast Mortgage Company, and being assigned to Chemical Mortgage Company.

GRANTEES execute this Deed as evidence of their assuming and promising to pay the debt hereinabove described.

Keith B. Beck

Carla R. Beck

Carla R. Beck

Ronnie B. Flanagan

Debbie S. Flanagan

Debbie S. Flanagan

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Keith B. Beck and wife, Carla R. Beck, and Ronnie B. Flanagan and wife, Debbie S. Flanagan, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 4th day of October, 1993.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-1-97

STATE OF TENNESSEE
COUNTY OF SUMNER

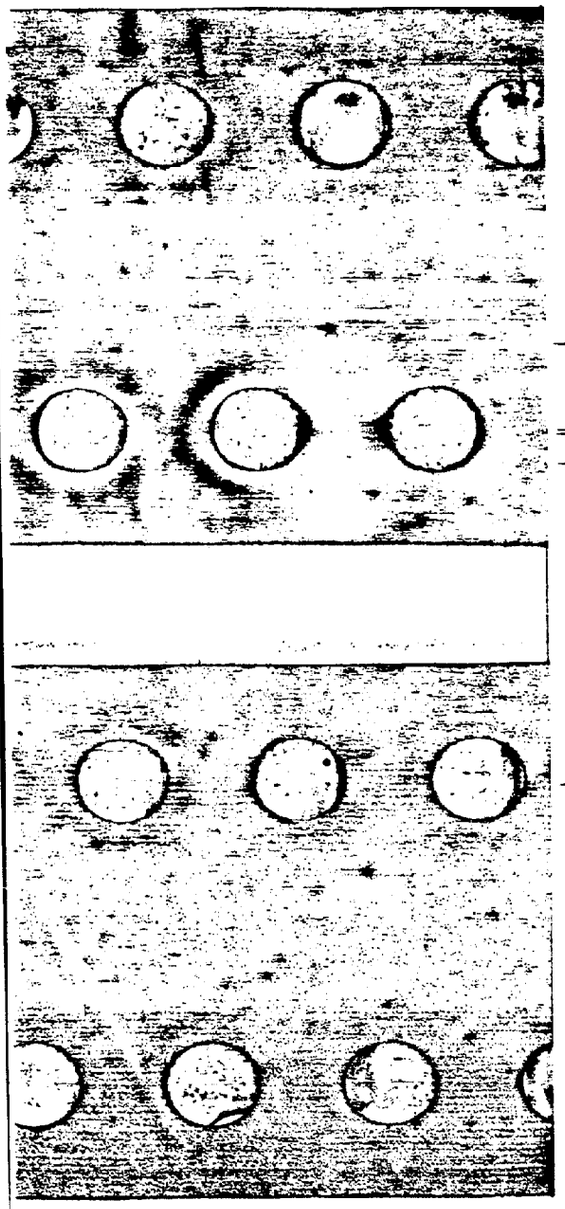
The actual consideration or value whichever is greater for this transfer is $80,000.00.

Carla R. Beck
AFFIANT

Sworn to and subscribed before me, this the 4th day of October, 1993.

NOTARY PUBLIC

My Commission Expires:
2-1-97



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 9108 PAGE 102

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 80000.00
				CON TX 296.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 305.00
				CHECK 305.00
10/07/93	01			10:18 0001 9281

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

71736
IDENTIF. & REFERENCE

93 OCT -7 AM 10: 15
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 707172