T-3649

BK 9635 PG 845

RETURNED TO
FIRST TITLE CORP.
1161 MURFREESBORO RD.
SUITE 324
NASHVILLE, TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 156,000.00

Subscribed and sworn to before me, this the 3rd day of April, 19 95

My commission expires 7/22/95

Affiant

Notary Public

My Commission Expires

WARRANTY DEED

PREPARED BY:
FIRST TITLE CORPORATION, 1161 Murfreesboro Road, Suite 324, Nashville, TN 37217

ADDRESS OF NEW OWNER:			SEND TAX BILLS TO:		
Phillip J. Beck and wife, Donna J. Beck			Same		
7949 Saddle Ridge Trace					
STREET ADDRESS			STREET ADDRESS		
Nashville	TN	37221			
CITY	STATE	ZIP	CITY	STATE	ZIP
MAP & PARCEL NO	127-00-0/220.00				

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Keith L. Clodfelter and wife, Peggy S. Clodfelter,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Phillip J. Beck and wife, Donna J. Beck,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Saddle Ridge, Section 2, of record in Book 5200, Pages 366 and 367, Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed unto Keith L. Clodfelter and wife, Peggy S. Clodfelter, by Deed recorded May 5, 1987, in Deed Book 7226, Page 126, of the Register's Office for Davidson County, Tennessee.

48138

IDENTIFICATION REFERENCE

95 APR -4 AM 8:58

THIS IS _____ IMPROVED PROPERTY KNOWN AS 7949 Saddle Ridge Trace, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 3rd day of April, 19 95

Keith L. Clodfelter

Peggy S. Clodfelter

State of Tennessee
County of Davidson

On this 3rd day of April, 19 95, before me personally appeared Keith L. Clodfelter and wife, Peggy S. Clodfelter, to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

7/22/95

My Commission Expires July 22, 1995

Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

Notary Public

WARRANTY DEED

7-27 04:04 1101 03C:ECK 586.20



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9635 PG 847

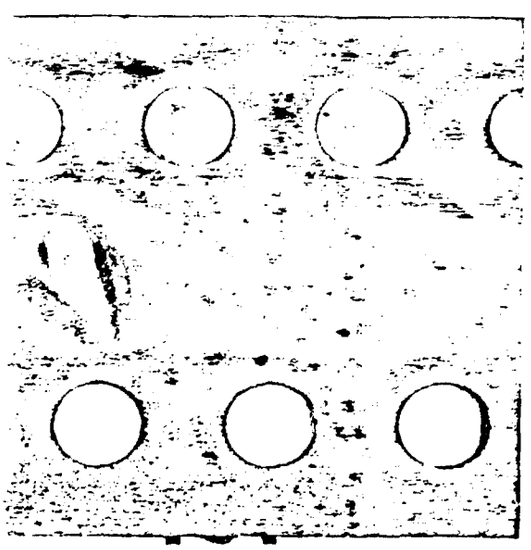
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	156000.00
DDN TX	577.20
PRFEE	1.00
MDEED	8.00
TOTAL	386.20
CHECK	586.20

04/04/95 01 08:57 0001 7129

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



48138

IDENTIF. & REFERENCE

95 APR -4 AM 8:58

REGISTER
DAVIDSON COUNTY, TN.

No. 896656