Address New Owner:	Send Tax Bills to:	Map & Parcel Numbers:
Michael D. Beck and wife, Tanis L. Beck	Bancoklahoma Mortgage Corporation Attn. Real Estate Servicing Dept.	Map 063-02 Parcel 092.00
1538 Ocoee Trail	P. O. Box 35688 Tulsa, OK 74153	
Madison, TN 37115		

BOOK 9987 PG 409

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100--- ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable consideration, the receipt of all of which is hereby acknowledged, R & W INVESTMENTS, A TENNESSEE GENERAL PARTNERSHIP, has bargained and sold and by these presents does hereby transfer and convey unto MICHAEL D. BECK AND WIFE, TANIS L. BECK, the Grantees herein, their successors and assigns, a certain tract or parcel of land located in DAVIDSON County, Tennessee and being more particularly described on Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land together with all and singular easements, appurtenances, heriditaments, estate, title and interest thereto belonging or in anywise appertaining to the said Grantees, their successors and assigns in fee simple forever.

GRANTOR does hereby covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered except for taxes for the year 1996, and those items set forth on the Plan of Nawakwa Hills Powwow Addition, Sections 4 and 5 of record in Plat Book 974, Page 26, Register's Office for Davidson County, Tennessee.

GRANTOR does further covenant and bind itself, its heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

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 the 19th day of March, 1996.

R & W INVESTMENTS,
A TENNESSEE GENERAL PARTNERSHIP

BY: _____
Maynard Wayne Stevens
Partner

BY: _____
Walter Roy Mozingo, Jr.
Partner

96 MAR 22 AM 9:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0162747
IDENTIF. & REFERENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Maynard Wayne Stevens and Walter Roy Mozingo, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged themselves to be Partners of R & W Investments, a Tennessee General Partnership, the within named bargainor, a Tennessee General Partnership, and that they as such Partners executed the foregoing instrument for the purpose therein contained by signing the name of the Partnership by themselves as Partners.

Witness my hand and official seal at Madison, Tennessee, this the 19th day of March, 1996.

My Commission expires: 5/23/98

Deanie L. Gregory
Notary Public

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $73,000.00.

x Michael D. Beck
Affiant

Sworn to and subscribed before me
this the 19th day of March, 1996.

Deanie L. Gregory
Notary Public

My Commission expires: 5/23/98

Mail

THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY, ATTORNEY
GREATER NASHVILLE TITLE & CLOSING CO.
223 Madison Street, S. 102
Madison, Tn 37115

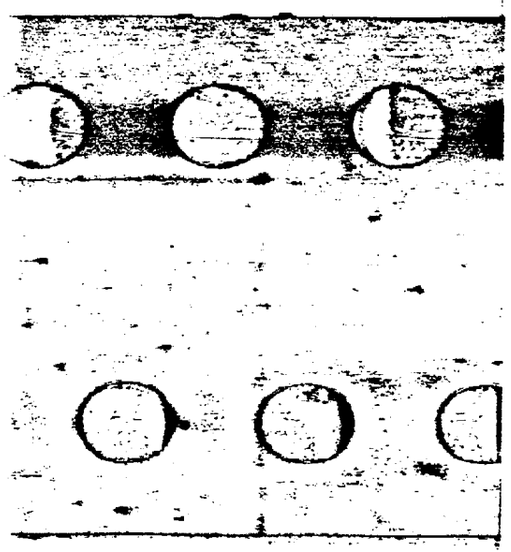
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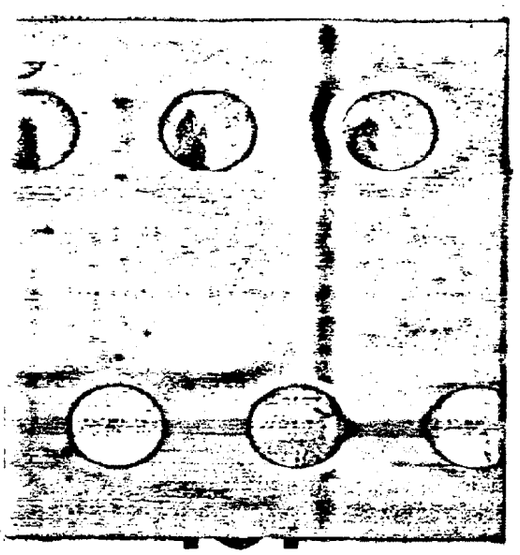
EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 156 on the Plan of Nawakwa Hills Powwow Addition, Sections 4 and 5 of record in Plat Book 974, Page 26, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being the same property conveyed to R & W Investments, a Tennessee General Partnership by Special Warranty Deed from First American National Bank which deed is of record in Book 9762, Page 985, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 1538 OCOEE TRAIL MADISON, TENNESSEE 37115





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

RECEIVED OF _____

FOR _____

BOOK 9987 PG 412

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 73000.00
CON TX 270.10
PRFEE 1.00
WDEED 12.00
TOTAL 283.10
CHECK 283.10

03/22/96 01 09:12 0001 1271

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0162747
IDENTIF. & REFERENCE

96 MAR 22 AM 9:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1019310