PROPERTY TAX INFORMATION:
OWNER:
FRANK H. BECKER, JR. AND WIFE,
ELIZABETHE D. BECKER
2327 Molly Trail
Murfreesboro, TN 37128

SEND TAX BILLS TO:
Same

THIS INSTRUMENT PREPARED BY:
SANDRA Y. TRAIL, ATTORNEY
107 North Maple Street
Murfreesboro, TN 37130

WARRANTY DEED

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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 undersigned, FRANK H. BECKER, does hereby transfer and convey unto, FRANK H. BECKER, JR. and wife, ELIZABETHE D. BECKER, their heirs and assigns forever, certain tracts or parcels of real estate situated in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

TRACT I: (Map 118-01-0, Parcel 127)

The westerly 60 feet of Lot No. 124 on the plan of Montrose Place as of record in Book 57, Page 93 R.O.D.C. Tennessee. Said westerly part of Lot No. 124 fronts 60 feet on the southerly side of Montrose Avenue and runs back between parallel lines with the easterly margin of 12th Avenue South 145.3 feet to an alley:

Being the same property conveyed to Thomas A. Becker and Frank H. Becker as tenants in common by deed from Frank Becker and wife, Louise Becker and Frank Neiderhauser of record in Book 4037, Page 605, Register's Office for Davidson County, Tennessee. The said Thomas A. Becker has since died and through his estate conveyed a one-half, undivided interest to Frank H. Becker by deed of record in Book 8733, Page 346, Register's Office for Davidson County, Tennessee.

TRACT II: (Map 118-01-0, Parcel 129)

Being Lot No. 126 on the Plan of Montrose Place of record in Book 57, Page 93, Register's Office for said County.

Said Lot No. 126 fronts 50 feet on the southerly side of Bethel Avenue and extends back between parallel lines 148 feet to an alley.

Being the same property conveyed to Thomas A. Becker and Frank H. Becker by deed from Patsy Carter of record in Book 4523, Page 979, Register's Office for Davidson County, Tennessee. The said Thomas A. Becker has since died and through his estate conveyed a one-half, undivided interest to Frank H. Becker by deed of record in Book 8733, Page 346, Register's Office for Davidson County, Tennessee.

TRACT III: (Map 118-01-0, Parcel 128)

Land in Davidson County, Tennessee, being Lot No. 125 and the easterly part of Lot No. 124 on the Plan of Montrose Place as of record in Book 57, Page 93, said Register's Office.

Said Lot No. 125 and part of Lot No. 124 front together 72.5 feet on the southerly side of Montrose Avenue, formerly Bethel Street, and runs back 148.5 feet on the easterly line and 145.3 feet, more or less, on the westerly line to an alley, measuring 87.9 feet thereon.

Being the same property conveyed to Thomas A. Becker and Frank H. Becker by deed from Louise N. Becker of record in Book 5433, Page 537 Register's Office for Davidson County, Tennessee. The said Thomas A. Becker has since died and through his estate conveyed a one-half, undivided interest to Frank H. Becker by deed of record in Book 8733, Page 346, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on the plan of record in Book 57, Page 93, of the Register's Office for Davidson County, Tennessee; and any and all easements, etc. that are applicable to the above described property and of record in the Register's Office for Davidson County, Tennessee.

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TO HAVE AND TO HOLD the said real estate, together with the appurtenances, estate, title and interest thereunto belonging unto the said Grantees, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that the same is unencumbered except by lien of the 1999 real property taxes, which will be prorated between the parties, with the Grantor paying to the Grantees his proportionate share and the Grantees assuming and agreeing to pay the same in full when due.

The undersigned further covenants and binds himself, his heirs and assigns, to forever warrant and defend the title to said real estate to the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

JANE S. BECKER, wife of FRANK H. BECKER, hereby joins in the execution of this instrument for the purposes herein contained and for the purpose of relinquishing any and all marital rights which she may have to said property.

WITNESS OUR HANDS this the 29 day of January, 1999.

Frank H. Becker Sr.
FRANK H. BECKER

Jane S. Becker
JANE S. BECKER

STATE OF TENNESSEE)
ss.
COUNTY OF DAVIDSON)

On this 29 day of January, 1999, before me personally appeared FRANK H. BECKER to me known or who proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee.

Notary Public

My Commission Expires: My Commission Expires MAR. 23, 2002

NOTARY PUBLIC

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STATE OF TENNESSEE)
ss.
COUNTY OF DAVIDSON)

On this 29 day of January, 1999, before me personally appeared JANE S. BECKER to me known or who proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee.

Notary Public

My Commission Expires:

NOTARY PUBLIC

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $151,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Frank H. Becker Jr.
AFFIANT

Subscribed and sworn to before me, this 29 day of January, 1999.

Notary Public

My Commission Expires:

0545230
IDENTIF. & REFERENCE
99FEB-4 AM11:06
DAVIDSON COUNTY, TN.
MAIL ENV.
0797 02CHECK 577.03

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	
	151900.00
CON TX	562.03
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	577.03
CHECK	577.03

02/04/99 01 11:05 0001 1797

0545230
IDENTIF. & REFERENCE

99FEB-4 AM 11:06

REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1421128