STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) WILSON

The actual consideration or value, whichever is greater, for this transfer is $65,000.00.

AFFIANT

Subscribed and sworn to before me, this the 18th day of February, 1999.

NOTARY PUBLIC
My Commission expires: 10/14/2001

THIS INSTRUMENT PREPARED BY:
WORRICK G. ROBINSON, IV
Attorney at Law
2nd Floor
444 James Robertson Parkway
Nashville, TN 37219

FROM: Margaret R. Becker

TO: James G. Frogge

Name & Address of Property Owner:
James G. Frogge
215 Brookside Drive
Old Hickory, TN 37138

Send Tax Notices to:
Same

Map/Parcel
Map: 53-7
Par: 86, 101

99 FEB 22 PM 2:17

05515508

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Sixty-Five Thousand Dollars ($65,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **MARGARET R. BECKER**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JAMES G. FROGGE**, the Grantee, his heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot No. 21 of Block 2, on the plan of Dabbs and Elliott's subdivision No. 1, Old Hickory, Tennessee, known as "Dupontonia" as of record in Book No. 547, Page No. 97, of the Register's Office of Davidson County, Tennessee. Said lot No. 21, fronts 23 feet on the Concrete Drive, and extends back between parallel lines with the northerly margin of 24th Street to an alley in the rear.

Being the same property conveyed to Edward Becker by Deed from H. Cohen Furniture Company of record in Book 1711, Page 489. Edward Becker and Ed Becker being one and the same person. This property now being vested in Albert E. Becker and Roger H. "Nat" Becker under the Will of Ed Becker, deceased of record in Will Book 93, Page 10.

Also being the same property conveyed to Albert E. Becker and wife, Margaret R. Becker by Quitclaim Deed of record in Book

4401, page 846, in the Register's Office for Davidson County, Tennessee. The said Albert e. Becker is now deceased, leaving Margaret R. Becker vested with fee simple title as surviving tenant by the entireties.

Being the south 7 feet of Lot 20 of Block 2 on the plan of Dabbs and Elliott's subdivision No. 1, Old Hickory, Tennessee, known as "Dupontonia" as of record in Book 547, page 97 of the Register's Office of Davidson County, Tennessee.

Said part of Lot No. 20 Fronts 7 feet on the east side of Old Hickory Blvd. and extends between parallel lines east 120 feet to an alley in the rear and measures 7 feet on said alley.

Being part of the same property conveyed to H. Cohen Furniture Company, Inc. by deed from Regina Cohen record in Book 1535 page 39, Register's Office for Davidson County, Tennessee.

Percy Cohen being the surviving heir of H. Cohen Furniture Company, Inc. and Regina Cohen.

Being the same property conveyed to Margaret R. Becker by Order of June 4, 1998 before the Honorable Ellen Hobbs Lyle, Chancellor for Part III Chancery Court for Davidson County, Tennessee of record in Book 11086, Page 645, Register's Office of Davidson County, Tennessee.

This is improved property, known as Rex's Grill, 2221 Hadley Avenue, Old Hickory, Tennessee.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs, and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this the 10th day of February, 1999.

Margaret R Becker
MARGARET R. BECKER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Debbie K. Crippen, a Notary Public in and for the said County and State, the within named **MARGARET R. BECKER**, the bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at the office, this 10th day of February, 1999.

Debbie K Crippen
NOTARY PUBLIC
MY COMMISSION EXPIRES: My commission expires Apr. 27, 199

pleading.wgr\becker.qd

RECORDED
251.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11349 PG. 814

0551508

IDENTIF.↑ REFERENCE

99 FEB 22 PM 2:17

CHARLIE REGISTER
DAVIDSON COUNTY, TN.

CAMT	65000.00
CON TX	240.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	251.50
CHECK	251.50

02/22/99 01 14:15 0001 8506

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1427728