



MRS. FREDERICK A. BURNE

## Heirloom Ring Used In Saturday Wedding

Frederick Arlington Burne placed his maternal grandmother's wedding ring on the third finger, left hand of Margaret Jean deBeaubien when she became his bride at 7 p.m., Saturday, in the First Methodist church. His ring was a copy for the rites read by the Rev. Arnold Runkel before members of the immediate families.

Lace trimmed the fitted bodice of the full length white satin gown and graceful folds of the full skirt fell into a slight train. Her fingertip veil fell from a lace cap and she carried white orchids surrounded by white roses.

The bride is the daughter of Mr. and Mrs. William J. deBeaubien of Madison avenue. Her husband's parents are the J. Clarence Burnes of Westford, Mass.

FROM Carnegie, Pa., came Mrs. John C. Burne to act as matron of

honor, while a Birmingham girl, Virginia Robertson, was bridesmaid. They wore identical aqua floor-length gowns with matching caps of net. They carried yellow Fuji mums.

Best man was John C. Burne and seating the guests were John deBeaubien and George Scott.

For the wedding and reception at Rotunda Inn, Mrs. deBeaubien wore a teal blue ensemble with blush roses and Mrs. Burne, wine with pink roses.

They will make their home in Detroit.



BLOOMFIELD OPEN Hunt club was the scene of Needleguild Guild's section president's luncheon last Wednesday noon. Discussing plans for the Guild's in-gathering Oct. 19 are, left to right, Mrs. William Graham and Mrs. Parsons-Neff, both of Birmingham, and Mrs. M. R. Lyles, of Bloomfield Hills.



Says the Barrister

You think you know a good home buy when you see one—but you don't know the (important) half of it.

Just ask me and I'll tell you how many rooms I want and how I like, the neighbors I want and the going rate of interest on a mortgage. I can argue on the advantages of colonial versus modern and whether it's better to use than oil for heating. Just ask me.

But, when somebody says, "Is there an easement or restriction of record clause in the offer?" or asks "How many transactions does the abstract show?" or even "Is there a good record title?" and "Did I get a warranty deed and title insurance?", why, I turn a pale green. I usually take that opportunity to expand on my favorite theme entitled: "Laws I Hate" or "Why Don't People Trust Each Other."

THOSE SPASMS don't last long, though, and I begin to realize that the "simple" act of buying a home is far from simple. That word "begin" should be "begin" because I recently went through the whole business and here is what I found out.

That "preliminary agreement", that "offer to purchase", something to be trifled with. That's the deal, brother, that's the deal. You change your mind, you can stop payment on the check, but you're still bought.

There weren't any storm windows and the fruit trees you thought were on the property belonged to the guy next door. It doesn't matter any difference, you still had bought. That little so-called preliminary "offer" was IT.

THAT FACT is one of life's little realities that most folks don't learn until they try to make some perfectly "reasonable" adjustment of back taxes, or overdue telephone, gas, electricity, water bills, or what have you and find that they're stuck. Skewed is the better word.

Practically all of us employ a lawyer to close the deal. Yet for little or no additional fee we could have had legal advice before we signed that "preliminary agreement". This is cheap insurance.

I FOUND out some other things too that might interest you. There are a lot of questions to be answered: When is the deal to be closed? How much insurance is in force? Have the utilities been installed and paid for? When is the purchase to have possession? What kind of a deed must the seller give?

I found out some things like: Not all good titles are marketable. If, in addition to being able to prove your title against all corners, the evidence of your ownership is contained in proper public records, it is a good record title—then it's marketable.

JUST THE possession of an abstract doesn't mean anything insofar as indicating ownership is concerned. All an abstract is, is an outline or copy of the public records which have to do with the ownership of a particular chunk of real estate. It will help a lawyer make a title examination but if you're like me you won't know the answers to

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