8145 04/02 39.52- CHECK

WARRANTY DEED

BOOK 5728 PAGE 239

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Larry W. Powell and wife Carol A. Powell C-42, 2929 Selena Drive Nashville, TN 37211	New owner	Map 98-5 Parcel 77

FOR AND IN CONSIDERATION of the sum of ***Ten and no/100s********** Dollars, and other good and valuable considerations, the receipt of all at which is hereby acknowledged.

BG Corporation

have this day bargained and sold, and do hereby transfer and convey unto the said Larry W. Powell and wife, Carol A. Powell (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot 207 on the plan at Lake Park Subdivision, Section 13, as of record in Book 4955, Page 97, Register's Office of said county, to which reference is made for a more complete description .

Being part of the same property conveyed to BG Corporation by deed from Lake Enterprises, Inc., as of record in Book 5034, Page 965, Register's Office for Davidson County, Tennessee.

**and assumed by Buyer, Protective Covenants recorded in Book 5187, Page 711, R.O.D.C. and drainage and utility easements shown on recorded plat of Section 13 Lake Park S/D in Book 4955, Page 97, R.O.D.C.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 12,750.00

Subscribed and sworn to before me, this the 20th day of March 19 81

Affiant

My commission expires: January 20, 1985 (Affix Seal)

Notary Public

This is unimproved (X) improved ( ) property, known as ____ (House Number) ____ (Street) P. O. Address: ____ (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Larry W. Powell and wife, Carol A. Powell (successors), heirs and assigns forever. It covenants that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered., except for 1981 property taxes which have been prorated

It further covenants and binds itself, its successors heirs and representatives, to warrant and forever defend the title to said real estate to said Larry W. Powell and wife, Carol A. Powell their (successors), heirs and assigns, against the lawful claims of all persons.

Witness its hand this 20th day of March, 1981, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

ATTEST:
Don L. Gaines, Secretary

BG Corporation
By:
Robert J. Baltz, Jr., President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

.....

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at.....Tennessee, this.....day of....., 19.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared.....,*
with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be.....
.....of the.....,
the within named bargainor, a corporation, and that .....he as such.....,
being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in.....,
this.....day of....., 19.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert J. Baltz, Jr. and Don L. Gaines with whom I am personally acquainted and who upon their several oaths, acknowledged themselves to be the President and Secretary respectively of the BG Corporation, the within named bargainor, a corporation, and that they as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Robert J. Baltz, Jr. as such President, and attesting the same by the said Don L. Gaines, as such Secretary.

Witness my hand and official seal at my office at Nashville, Tennessee on this 20th day of March, 1981.

Notary Public

My commission expires Jan. 20, 1985

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
BG Corporation

TO
Larry Powell and wife,
Carol A. Powell

Prepared by:
R.C. Allen
Suite 201
1451 Elm Hill Pike
Nashville, TN 37210

G 35750

IDENTIF. REFERENCE

APR 2 9 54 AM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			12750.00- CO	
			33.02 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	39.52-
8145A04/02/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G3570

T
IDENTIF. REFERENCE

APR 2 9 54 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 814715