STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $198,008.00

Thomas F. Corcoran
Affiant

Subscribed and sworn to before me, this 15 day of Aug, 1985.

Notary Public

My Commission expires: 4-17-88

RUSH

291 48

IDENTIFICATION REFERENCE

AUG 16 11 17 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
James N. Maddox and Thomas F. Corcoran 955 Van Leer Dr. Nashville, Tn. 37220	SAME	Map 97-0-84 4D-05455

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BG CORPORATION, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES N. MADDOX and THOMAS F. CORCORAN, hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, being more fully described as follows:

Beginning at an existing concrete monument on the northeasterly right-of-way line of Old Hickory Blvd. at the southerly end of the southeasterly return curve at the intersection of Safeco Drive, a 60 foot road and Old Hickory Blvd., a 100 foot road at this point, and proceeding as follows:

1. Northwardly with a 25 foot radius curve to the right 39.27 feet to an existing concrete monument; thence,
2. N 59° 58' 59" E 485.00 feet to an iron pin set; thence,
3. With a 50 foot radius curve to the right 32.18 feet to an existing concrete monument, said curve has a chord bearing and distance of N 78° 25' 20" E 31.62 feet; thence,
4. With a 50 foot radius curve to the left 78.54 feet to an iron pin set on the westerly line of Safeco Park as recorded in Book 4860, Page 32, R.O.D.C., TN, said curve has a chord bearing and distance of N 51° 51' 26" E 70.71 feet; thence,
5. With the west line of Safeco Park S 30° 03' 20" E 800.84 feet; thence,
6. Severing the Baltz Property S 60° 59' 44" W 117.97 feet; thence,
7. With a 328.76 foot radius curve to the right 212.30 feet, said curve has a chord bearing and distance of S 79° 29' 44" W 208.63 feet; thence,

8. N 82° 00' 16" W 150.00 feet; thence
9. With a 319.46 foot radius curve to the left 211.87 feet, said curve has a chord bearing and distance of S 78° 59' 44" W 208.01 feet to a point on the northeasterly right-of-way line of Old Hickory Blvd., thence,
10. With Old Hickory Blvd. N 30° 00' 16" W 248.30 feet to an existing concrete monument; thence,
11. N 56° 38' 51" E 22.42 feet to an existing concrete monument; thence,
12. N 30° 46' 04" W 294.35 feet to the point of beginning and containing 10.00 acres more or less as per survey by Ragan-Smith-Murphy & Associates, Inc. dated December 4, 1984.

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

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, heirs, estate, title and interest thereto belonging to said Grantees, their/successors and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind successors, assigns ourselves, our heirs/and representatives, to warrant and forever defend the title to said heirs, land to said Grantees, their/successors and assigns, against the lawful claims of all persons whomsoever. Wherever 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 our hands this 14 day of Aug, 1985.

BG CORPORATION

By: _____
ROBERT J. BALTZ, JR., PRESIDENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT J. BALTZ, JR., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged himself to be the President of BG Corporation, the within named bargainor, a corporation, and that he as such President, 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.

WITNESS my hand and official seal at Nashville, Tennessee, this the 14 day of Aug, 1985.

_____
Notary Public

My Commission Expires: _____

My Commission Expires
October 20, 1985

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6632 PAGE 357

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

198008.60- CA'T:
514.80 CSTAX:
.50 PRFE:
6.00 WDEED
CHECK 521.30-
8136A08/16/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29148

IDENTIFICATION REFERENCE

Aug 16 11 37 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 164071