BOOK 8104 PAGE 675

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF May 19 90

Notary Public

MY COMMISSION EXPIRES: 5-8-94

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

NAME ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Jessie I. Dunn (NAME)	Same (NAME)	86-4-A
4300 Oakcrest Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	1.00
Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	04D-92366

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, SB & MG Coporation, a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jessie I. Dunn, a married person, John W. Nelson and wife, Monicia Ann Nelson,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT.

BEING Lot No. 1, on the plan of Phase 1-A, Oakcrest, of record in Plat Book 6200, Page 646, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to SB & MG Corporation by deed from Jessie I. Dunn, married, John W. Nelson and wife, Monica Ann Nelson, of record in Book 8023, Page 218, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 7308, Page 874, Register's Office for said County.

DAVIDSON COUNTY, TN
MAY 8 10 14 AM '90
IDENTIFICATION REFERENCE
24746

This is unimproved ( ) / improved (XX) property, known as 4300 Oakcrest Lane, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heir 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 covey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 my hand this 4th day of May, 19 90

SB & MG Coporation, a Tennessee Corporation

By: Frank C. Batson, Pres.
Frank C. Batson, President

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STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted/and who acknowledged that (or proved to me on the basis of satisfactory evidence) executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19 _____

Commission expires _____

_____
Notary Public

_____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Frank C. Batson and _____ with whom I am personally acquainted/and who upon his oath ~~(they)~~ acknowledged ~~(themselves)~~ himself to be the President and _____ respectively of the SB & MG Coporation, a Tennessee ~~Corporation~~, the bargainor, and corporation, and that (he) as such President and ~~(they)~~ XXXX being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Frank C. Batson as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 4th day of May 19 90

My commission expires 5-8-91

Notary Public

NOTARY PUBLIC AT LARGE

WARRANTY DEED

FROM

SB & MG Coporation

TO

Jessie I. Dunn

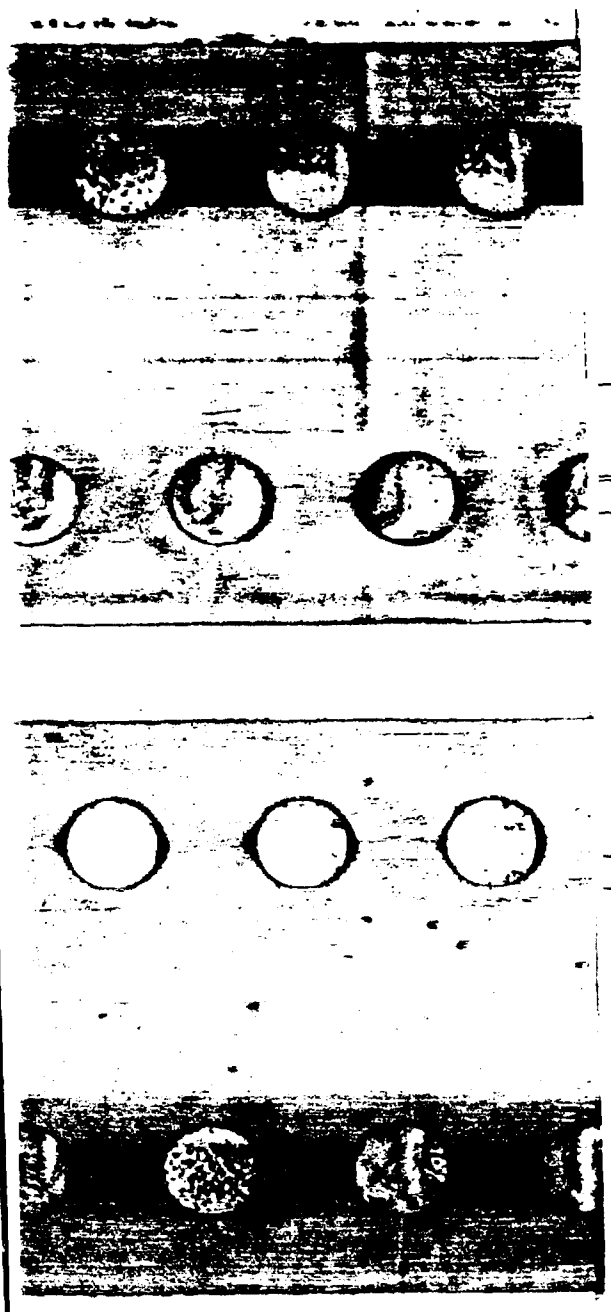
John W. Nelson
Monicia Ann Nelson

RETURN TO:

METROPOLITAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, TN 37214

RICHARD A. NORTHCUTT
ATTORNEY-AT-LAW
25 Century Blvd., Suite 202
Nashville, TN 37214

9773 05/08/90 0102 03CHECK 207.28



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
			CAMT	
				151600.00
			CON TX	500.28
			PRFEE	1.00
			WDEED	6.00
			TOTAL	507.28
			CHECK	507.28
05/08/90	01	10:14	0001	9773

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.4.7.4 6.

IDENTIFICATION REFERENCE

MAY 8 10 14 AM '90

FELIX Z. WILSON
DAVIDSON COUNTY, TN

No. 317247