Book

WARRANTY DEED

FROM: B AND G CONSTRUCTION, INC., Grantor

TO: SANDRA DAVIS, Grantee

This instrument was prepared by:
Elizabeth M. Adams
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Ms. Sandra Davis 5036 Olivia Drive Antioch, TN 37013	Same	162-3-11 5DU49702

BOOK 8759 PAGE 829

308.03

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Seventy-Nine Thousand Nine Hundred Dollars ($79,900.00).

Sandra Davis
Affiant

SUBSCRIBED AND SWORN TO before me, this the 16 day of October, 1992.

Denise M. Yeunegar
Notary Public

My Commission Expires: 3/27/93

FOR AND IN CONSIDERATION OF the sum of Seventy-Nine Thousand Nine Hundred Dollars ($79,900.00), the receipt and sufficiency of which are hereby acknowledged, B AND G CONSTRUCTION, INC., Grantor, also known as B & G Construction, Inc., has bargained and sold, and by these presents does transfer and convey unto the said SANDRA DAVIS, Grantee, an unmarried woman, her heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot no. 19 on the Plan of Colewood Acres Subdivision, of record in Book 3700, page 59, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to B & G Construction, Inc. by deed from Jeffrey A. Walker and wife, Pamela G. Walker, of record in Book 7770, page 317, Register's Office for Davidson County, Tennessee.

The legal description herein is the same description as contained in the prior deed. No new survey was prepared in

connection with this conveyance. This is improved property, known as 5036 Olivia Drive, Antioch, Tennessee 37013.

This conveyance is expressly made subject to the following:

1. The lien for 1992 taxes which have been prorated and will be paid by Grantee.

2. Restrictions of record in Book 4003, page 11, Register's Office for Davidson County, Tennessee.

3. All easements, conditions and other matters shown on the Plan of Record recorded in Book 3700, page 59, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors, and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it.

And Grantor does further covenant and bind Grantor, its heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs, successors, and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Witness our hand this 16th day of October, 1992.

B AND G CONSTRUCTION, INC., being one and the same corporation as B & G Construction, Inc.

By: William H Smith

Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Denise M. Laumeyer, a Notary Public of said County and State, personally appeared William H. Smithson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of B AND G CONSTRUCTION, INC., being one and the same corporation as B & G Construction, Inc., 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 himself as President.

Witness my hand and seal, at Office in Nashville, this 16 day of October, 1992.

Denise M. Laumeyer
Notary Public

My Commission Expires: 3/27/93

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8759 PAGE 832

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	79900.00
CON TX	295.63
PRFEE	1.00
WDEED	12.00
TOTAL	308.63
CHECK	308.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01 1737

55755

REFERENCE

OCT 16 9 23 AM '92

DAVIDSON COUNTY, TN

No. 581220