A3

Form No. WD-6

This Form furnished by Attorneys Title Company, Inc.

FROM HOWARD R. BIRDWELL AND B J HOME BUILDERS, INC.

TO MICHAEL J. PHILBIN, TRUSTEE

FROM MICHAEL J. PHILBIN, TRUSTEE

AND

TO B & G CONSTRUCTION, A TENNESSEE GENERAL PARTNERSHIP

BOOK 9672 PG 802

# QUITCLAIM DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| B & G Construction, a TN General Partnership (NAME) | SAME (NAME) | 103-4-47 |
| 4600 Elkins (STREET ADDRESS OR ROUTE NUMBER) | 4600 Elkins (STREET ADDRESS) | 25W-02810 |
| Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP) | Nashville, TN 37209 (CITY) (STATE) (ZIP) | |

THIS INSTRUMENT WAS PREPARED BY

TAYLOR, PHILBIN, PIGUE,
MARCHETTI & BENNETT
One Eleven Union Street
Nashville, TN 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MAY, 1995.

Notary Public

MY COMMISSION EXPIRES: 11-29-96

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a fee simple estate in B & G Construction, a Tennessee General Partnership

We, Howard R. Birdwell and B J Home Builders, Inc.

by these presents do hereby quitclaim and convey unto Michael J. Philbin, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

LAND in Davidson County, State of Tennessee, to-wit:

A building and Lot as follows: BEING Lot No. 401 in Block 22 in the Charlotte Park Company's First Addition to Nashville, a plan of which is of record in Book No. 57, Page 103 in the Register's Office of Davidson County, Tennessee. Said Lot No. 401 fronts fifty feet (50 ft.) on the North side of Wyoming Avenue (formerly 6th Avenue) and runs back Northerly between parallel lines and with the Westerly margin of 45th Street (formerly 4th Street) one-hundred fifty feet (150 ft.) to an alley. Thus along the Southerly line of the alley, Westerly for fifty feet (50 ft.) to a line that runs Southerly one-hundred fifty feet (150 ft.) (a line that divides the Lampley property Lot No. 401 and the Midgley Lot No. 403) to a point that intersects the North side of Wyoming Avenue (formerly 6th Avenue), thus Easterly fifty feet (50 ft.) to the intersection of Wyoming Avenue (formerly 6th Avenue) and the West side of 45th Street (formerly 4th Street).

BEING the same property conveyed to Howard R. Birdwell and B & J Homebuilders by deed from Walter A. Lampley of record in Book 8909, Page 306, which deed was corrected to reflect the proper name and corporate status of the Grantee B J Home Builders, Inc., and recorded in Book 9672, Page 800, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is ( ) unimproved (XX) improved property, known as 4500 Wyoming Avenue, Nashville, TN 37209
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And now, I, the said Michael J. Philbin, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto B & G Construction, a Tennessee General Partnership

its heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on this the 9TH day of May, 19 95.

B J HOME BUILDERS, INC.
By: Benny Gaddis
Benny Gaddis, President

Howard R. Birdwell

Michael J. Philbin Trustee.

61125
IDENTIF. & REFERENCE

95 MAY 16 AM 10:30
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

1416 05/16 0101 03CHECK 8.00

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, Howard R. Birdwell, the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 9TH day of May, 1995.

Notary Public

My commission expires: 11-20-96

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 Michael J. Philbin, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 9TH day of May, 1995.

Notary Public

My commission expires: 11-20-96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Benny Gaddis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the President of B J Home Builders, Inc., a Tennessee corporation, and the he is duly authorized and executed the foregoing instrument for the purposes contained, by signing the name of the corporation by himself as its President.

WITNESS my hand and official seal at Nashville, Tennessee, this 9TH day of May, 1995

My Commission Expires: 11-20-96

Notary Public