WARRANTY DEED

Prepared W[illegible] P J[illegible] xxxxxxxxx Jones, Longmire & Sindle
MORTGAGEE: NONE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
ABG PROPERTIES, INC.	OWNER	053-12-166.00
(NAME)	(NAME)	
1270 Dickerson Road		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 WILLIAM P. JONES, TRUSTEE, and wife, SUSAN L. JONES,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ABG PROPERTIES, INC., a Tennessee corporation,

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 9717 PG 176

PROPERTY located in Davidson County, Tennessee, within the City Limits of Lakewood, being Lot 206 of the Plan of Villas of Lakemeade Subdivision, Phase II, of record in Plat Book 7900, Page 983, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete and accurate description.

BEING/part of the same property conveyed to grantor herein by deed of record in Book 9434, Page 355, Register's Office for Davidson County, Tennessee.

I, SUSAN L. JONES, hereby enter into this Warranty Deed for the purpose of subjecting all of my interest, marital or otherwise, to the terms and provisions herein.

6588 06/30 0101 03CHECK 582.50

0074930
IDENTIF. ↑ REFERENCE

95 JUN 30 AM 8:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved (X)
This is improved ( ) property, known as Lot 206 Villas of Lakemeade, Phase II, Old Hickory, (House Number) (Street) (P O Address) (City or Town) TN (Postal Zip) 37138

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 heirs 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, except as of record 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 our hand S this 6th day of June, 19 95

WILL[illegible] P[illegible], TRUSTEE

Prepared by:
A. AMY JONES
ATTORNEY AT LAW
HENDERSONVILLE
TENNESSEE

STATE OF TENNESSEE
Sumner County

BOOK 9717 PG 177

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM P. JONES, TRUSTEE, and wife, SUSAN L. JONES,

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 Hendersonville, Tennessee, this 2nd day of June 19 95

Commission expires 8/2/96

Carolyn A Cristen
Notary Public

STATE OF TENNESSEE
County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 _____.

My commission expires _____

_____
Notary Public

FORM 11-77

STATE OF TENNESSEE
County of Sumner

The actual consideration or value, whichever is greater, for this transfer is $ 155,000.00.

ARLISS GREENE Affiant

Subscribed and sworn to before me, this the 6th day of June, 1995

Carolyn A Cristen
Notary Public

My commission expires 8/2/96

(AFFIX SEAL)

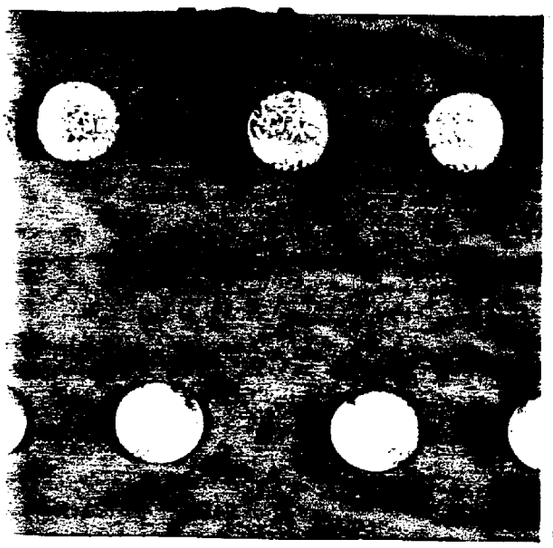
WARRANTY DEED

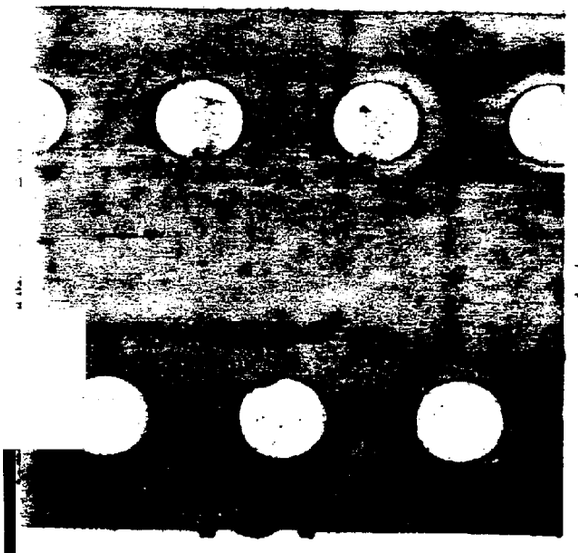
FROM
WILLIAM P. JONES, TRUSTEE

TO
BG PROPERTIES, INC., a Tennessee corporation

Prepared by:

William P. Jones
JONES, LONGMIRE & SINDLE
103 BLUEGRASS COMMONS BOULEVARD
POST OFFICE BOX 738
HENDERSONVILLE, TENNESSEE 37077-0738
(615) 824-3761





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

RECEIVED OF _____

FOR _____

BOOK 9717 PG 178

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
155000.00
CON TX 573.50
PRFEE 1.00
WDEED 8.00
TOTAL 582.50
CHECK 582.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/30/95 01 09:00 0001 6588

0074930
IDENTIF. # REFERENCE

95 JUN 30 AM 8:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 925755