BOOK 9862 PG 847

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF November 19 95

Notary Public

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires November 20, 1996

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ben W. Duggan, Jr.	Prudential Home Mortgage Company	064-3A-21CO
(NAME)	(NAME)	
4005 Brandywine Point Blvd.	100 South Fifth Street	4D-93752
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Minneapolis, MN 55402-1275	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, G.T.R. Development, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ben W. Duggan, Jr. and wife, Jean B. Duggan

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:

Land in Davidson County, Tennessee, BEING Lot No. 4 on the Plan of Phase Two-A, Brandywine Pointe Subdivision, of record in Book 7900, page 351, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to G.T.R. Development, Inc., by deed from Brandywine Pointe Partners, L.P., a Tennessee Limited Partnership, of record in Book 9440, Page 712, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1995 have been paid by Grantors; all matters appearing on the plan of record in Book 7900, page 351; Declaration of record in Book 8120, page 170; Book 8544, page 818; Book 8671, page 484 and Book 9010, page 627; Declarations of Brandywine Pointe Dock Association of record in Book 8695, page 379 and Book 9576, page 846; Declaration of Covenants, conditions and restrictions of record in Book 8695, page 379; all of record in the Register's office for Davidson County, Tennessee.

95 NOV 17 AM 11:21
FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0124069

unimproved ( )
This is improved (X) property, known as 4005 Brandywine Point Blvd., Old Hickory, TN 37138
(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 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, 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 15th day of November 19 95

G.T.R. Development, Inc.
By:
James T. Ragsdale, President

BOOK 9562 PG 548

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 or proved to me on the basis of satisfactory evidence, and who acknowledged that _____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 James T. Ragsdale and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the G.T.R. Development, Inc. the within named bargainor, and corporation, and that he as such President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said James T. Ragsdale as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 15th day of November 19 95 .

My commission expires 11/20/96

_____
Notary Public

JUDY S. I
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
My Commission Expires November 20, 1996

WARRANTY DEED

FROM

G.T.R. Development, Inc.

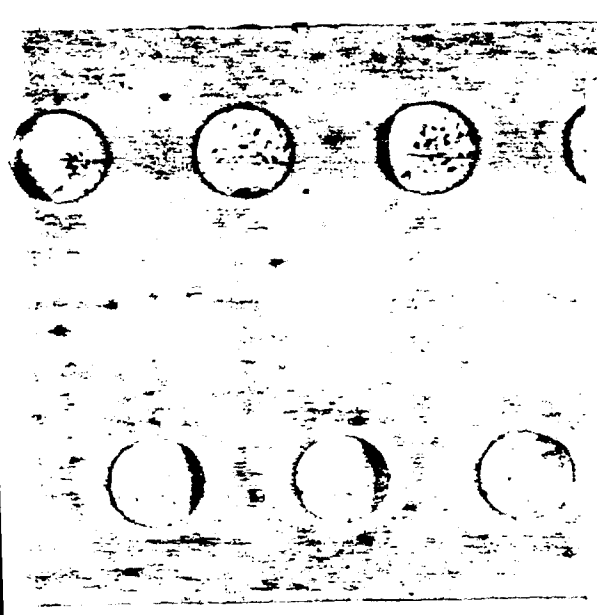
TO

Ben W. Duggan, Jr. and wife,
Jean B. Duggan

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

9590 11/17 0101 03CHECK 1045.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9862 PG 849

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
280000.00
CON TX 1036.00
PRFEE 1.00
WDEED 8.00
TOTAL 1045.00
CHECK 1045.00
11/17/95 01 11:21 0001 9590

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01214069
IDENTIFICATION REFERENCE

95 NOV 17 AM 11:21
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 978140