BOOK 9911PG466

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Nashville, Tennessee 37215-0157
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W & I Ref: (mn) Title No: 37251
Dav. Co. File: Box 8

96 JAN -3 AM 10:07

DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 01138713

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Franklin E. Ballinger, Jr. 104 Demoss Road Nashville, Tennessee 37209	Chemical Residential Mortgage Corp. 1000 Northchase Drive #10 Goodlettsville, Tennessee 37072

TAX MAP-PARCEL NUMBERS: 103-2-86

WARRANTY DEED

5458 01/08 0101 03CHECK 275.40

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **B&G Construction, a partnership of Howard Birdwell and Bennie Gaddis,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Franklin E. Ballinger, Jr., unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being part of Lot No. 8 on the Map of Showing Subdivision of John M. Branham's Farm, of record in Book 547, page 14, Register's Office for said County and as described from a Mortgage Loan Inspection by John Kohl & Company, P. C. RLS TN #100, dated December 14, 1995, file #19643B as follows:

BEGINNING at a point located at the intersection of the westerly margin of Bellmore Avenue with the northerly margin of Maudina Avenue, said point being the southeasterly corner of the property conveyed to Bessie H. Owen by deed of record in Book 2910, page 589, said Register's Office; thence, in a westerly direction with Owen's southerly line and the northerly margin of said Maudina Avenue a distance of 320 feet, more or less to a point located on the westerly margin of Demoss Road, said point being located on the northeasterly corner of the property conveyed to B & G Construction by deed of record in Book 9507, page 522, said Register's Office, thence, in a southerly direction, with the said westerly margin of said Demoss Road, 157 feet, more or less to a point, said point being the northeast corner of the tract herein conveyed; thence, leaving said Demoss Road in a southwesterly direction, 400 feet, more or less, with the southeasterly line of the tract conveyed to B & G Construction (Book 9507, page 522), to a point; thence, in a southerly direction 100 feet, more or less, to a point; thence, with a portion of the northwesterly line of the property conveyed to Thomas Hibbett by deed of record in Book 4122, page 960, said Register's Office, in a northeasterly direction 393 feet, more or less, to a point, located on the said westerly margin of said Demoss Road; thence, with the said westerly margin of said road, in a northerly direction 92 feet more or less to the point of being identified as the northeast corner of the herein conveyed tract.

BEING the same property conveyed to B & G Construction by deed from The Heirs of Maurine Wilson of record in Book 9435, page 985, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 104 Demoss Road, Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4th day of January, 1996.

B & G Construction
By: Howard Birdwell
Howard Birdwell, Partner

B & G Construction
By: Bennie Gaddis
Bennie Gaddis, Partner

State of Tennessee
County of Davidson

Before the undersigned appeared **Howard Birdwell and Bennie Gaddis**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as partner(s) of **B & G Construction**, the within named bargainor, a partnership, and the execution of the foregoing instrument as such partner for the purposes therein contained.

Witness my hand and official seal on January 4, 1996.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

State of Tennessee
County of Davidson

A F F I D A V I T

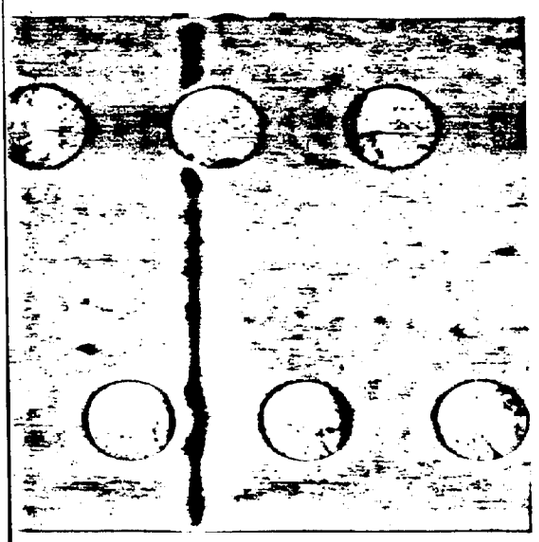
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 72000.00

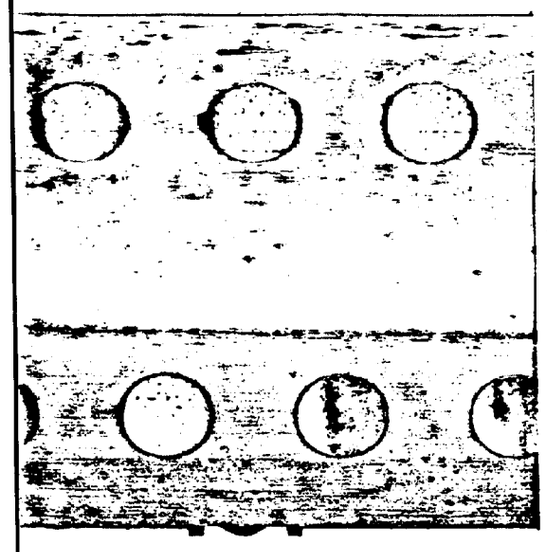
Franklin F Bailey Jr.
Affiant

Sworn and subscribed before me on the 4th day of January, 1996.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98





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

RECEIVED OF _____

FOR _____

BOOK 9911 PG 468

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 72000.00
CON TX 266.40
PRFEE 1.00
WDEED 8.00
TOTAL 275.40
CHECK 275.40

01/08/96 01 10:11 0001 5458

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0138713
IDENTIF. # REFERENCE

96 JAN -8 AM 10:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 993804