THIS INSTRUMENT WAS PREPARED BY:
COOMER & JENKINS, ATTORNEYS AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

BOOK 9912 PG 816

Address of New Owner(s):
B and G Construction, Inc.
173 Cottonwood Drive
Franklin, TN 37064

Send Tax Bills To:
same

Map/Parcel Numbers:
Map 172-2
Parcels 119 & 121

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged

Bette Phillips Hagan and husband, Samuel H. Hagan and Robert T. Phillips and wife, Patricia C. Phillips and William B. Phillips and wife, Linda W. Phillips,

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

B and G Construction, Inc.

hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Being Lot Nos. 39 and 41 on the Plan of Myrtlewood Estates, Phase 3, Section Nine, of record in Plat Book 7900, page 949, to which plat reference is hereby made for a more complete legal description, said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being part of the same property conveyed to Bette Phillips Hagan and husband, Samuel H. Hagan by deed from Myrtle B. Phillips of record in Book 9229, page 549, Register's Office for Davidson County, TN. Being part of the same property conveyed to Robert T. Phillips and wife, Patricia C. Phillips by deed from Myrtle B. Phillips of record in Book 9229, page 547, said Register's Office. Being part of the same property conveyed to William B. Phillips and wife, Linda W. Phillips by deed from Myrtle B. Phillips of record in Book 9229, page 545, said Register's Office. Being part of the same property conveyed by Quitclaim Deeds of record in Book 8961, pages 926, 929, and 932, and by Quitclaim Deeds of record in Book 8830, pages 182, 184 and 186 and by Deeds of Correction of record in Book 8961, pages 916, 919, and 922, said Register's Office.

Sam H. Hagan and Samuel H. Hagan are one and the same person.

This conveyance is subject to any and all existing easements of record and restrictions of record in Book 8194, page 197, 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 its heirs and assigns, forever; and we do covenant with the said Grantee 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 assigns, to warrant and defend title 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 hands this 5th day of January, 1996.

Bette Phillips Hagan
BETTE PHILLIPS HAGAN

Samuel H. Hagan
SAMUEL H. HAGAN

Robert T. Phillips
by Samuel H. Hagan atty in fact
ROBERT T. PHILLIPS

Patricia C. Phillips
by Samuel H. Hagan
PATRICIA C. PHILLIPS

By Samuel H. Hagan by Power of Attorney of record in Book 9808, page 249, Register's Office for Davidson County, Tennessee.

William B. Phillips
by Samuel H. Hagan atty in fact
WILLIAM B. PHILLIPS

Linda W. Phillips
by Samuel H. Hagan atty in fact
LINDA W. PHILLIPS

By Samuel H. Hagan by Power of Attorney recorded in Book 9771, page 80, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On January 5, 1996, before me personally appeared Samuel H. Hagan to me known to be the person who executed the foregoing instrument in behalf of William B. Phillips, Linda W. Phillips, Robert T. Phillips and Patricia C. Phillips and acknowledged that he executed same as the free act and deed of said above named for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of January, 1996.

My Commission Expires:
5-24-97

PHYLLIS KEENER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Samuel H. Hagan and Betty Phillips Hagan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of January, 1996.

My Commission Expires:
5-24-97

PHYLLIS KEENER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

96 JAN -9 PM 2:07
ELIZABETH C. ROBERTS
DAVIDSON COUNTY, TN

IDENTIF. & REFERENCE
0139236

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $80,000.00.

AFFIANT

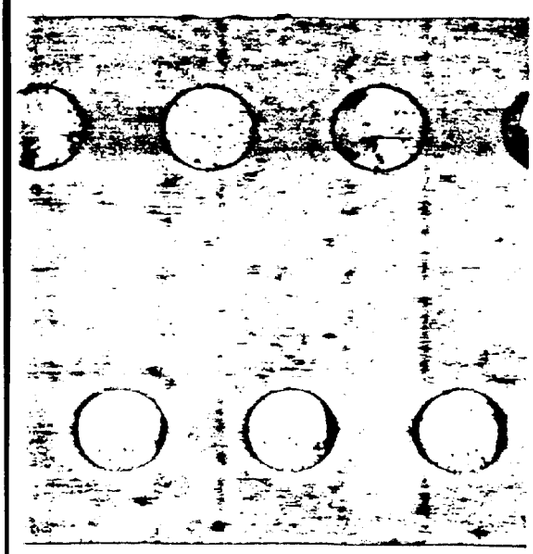
Subscribed and sworn to before me this 5th day of January, 1996.

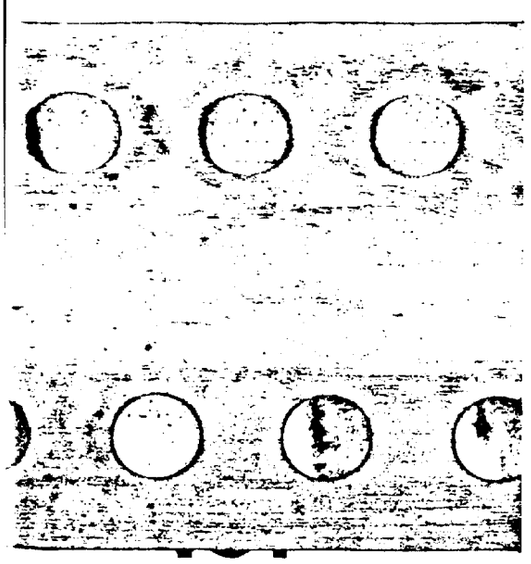
My Commission Expires:
Feb. 14, 1998

NOTARY PUBLIC AT LARGE

NOTARY PUBLIC

RECEIPT # 01-9 0101 CLERK
305.00





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

RECEIVED OF _____

FOR _____

BOOK 9912 PG 818

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	30000.00
CON TX	296.00
PRFEE	1.00
WDEED	8.00
	305.00
CHECK	305.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/09/96 01 14:09 0001 6039

0139236
IDENTIF. & REFERENCE

96 JAN -9 PM 2:07
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 994378