WARRANTY DEED

BOOK 10014 PG 495

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 229,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF April, 19 96

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN LINDA S. HARRIS

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell & Hildebrand, P.O. Box 1369, Brentwood, TN 37024

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Edens (NAME)	North American Mortgage Company (NAME)	172-2-123
5632 Myrtlewood Drive (ADDRESS)	4301 Hillsboro Road (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (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, B & G Construction, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. Edens and wife, Janice R. Edens

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, TN, being Lot No. 43 on the Plan of Myrtlewood Estates, Phase 3, Section Nine, of record in Plat Book 7900, Page 949, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to B & G Construction, Inc. by deed from 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 of record in Book 9858, Page 917, Register's Office for Davidson County, TN.

Subject to any and all existing easements of record and restrictions of record in Book 8194, Page 197, and all matters shown on the Plan of Record.

0170910
IDENTIF. ↑ REFERENCE

96 APR 15 AM 8:13
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 5632 Myrtlewood Drive, Nashville, TN 37211
(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 our hand s this 10th day of April, 19 96

B & G Construction, Inc.
By: William H. Smithson, President

Attest: Pat Caldwell
Pat Caldwell, Secretary/Treasurer

STATE OF TENNESSEE
COUNTY OF

Book 10014 Pg 496

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 WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared William H. Smithson and Pat Caldwell with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the President and Secretary/Treasurer respectively of the B & G Construction, Inc. the within named bargainor, and corporation, and that they as such President and Secretary/Treasurer being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said William H. Smithson as such President, and attesting the same by the said Pat Caldwell as such Secretary/Treasurer.

Witness my hand and official seal at office at Brentwood, TN on this the 10th day of April 1996.

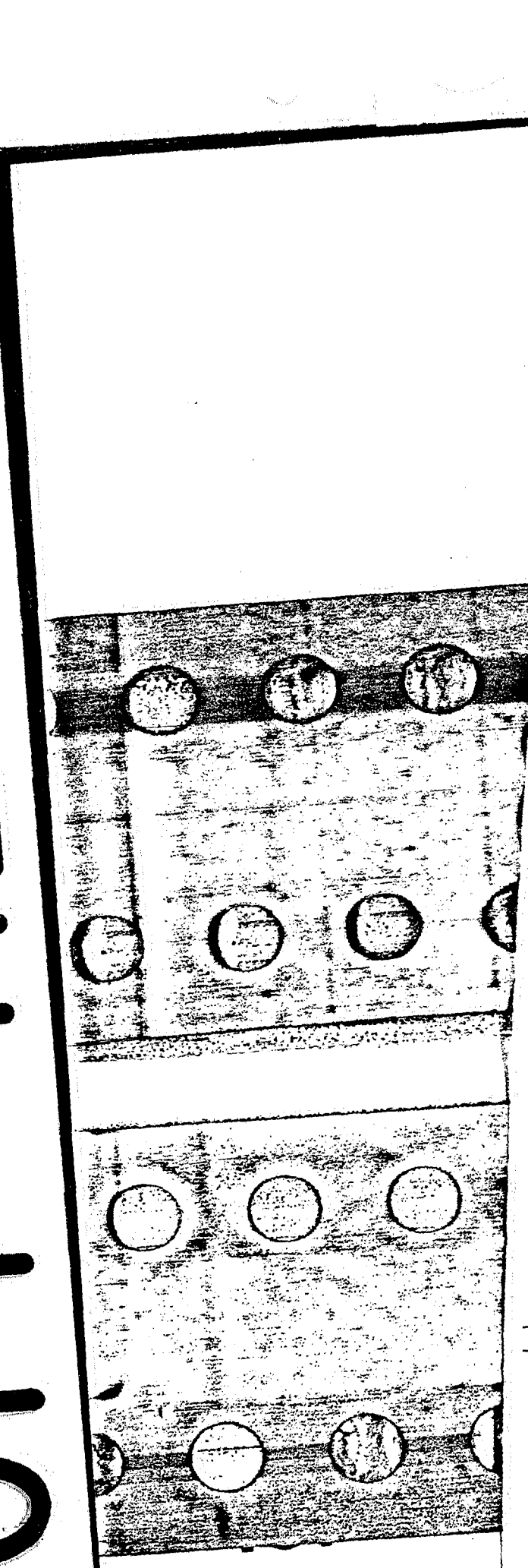
My commission expires 7-27-96

_____
Notary Public

DAVIDSON COUNTY TENN. NOTARY PUBLIC AT LARGE NOTARIAL SEAL LINDA S. HARRIS

0024 04/15 0101 03CHECK

856.30



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10014 PG 197

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
				229000.00
			CON TX	847.30
			PRFEE	1.00
			WDEED	8.00
			TOTAL	856.30
			CHECK	856.30
04/15/96	01		08:12 0001	002

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

017091O
IDENTIF. ↑ REFERENCE

96 APR 15 AM 8:13
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 1027983