THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: 5621

MAP/GROUP/PARCEL
033-00-0/184.00 p/o

BOOK 10155 PG 976

NEW OWNER'S NAME AND ADDRESS:
Wayne Burkeen, Jason Burkeen, and
Michael Burkeen d/b/a/ MTR Contractors
~~2310 12th Avenue South~~
~~Nashville, TN 37204~~

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, Joseph Birdwell, and wife, Katherine J. Birdwell, hereinafter called Grantors, do hereby transfer and convey unto Wayne Burkeen, Jason Burkeen and Michael Burkeen, d/b/a MTR Contractors, a Tennessee Partnership, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot No. 4 and 5 on the Plan of Birdwell Subdivision, Phase Two, of record in Plat Book 8250, Page 409, Register's Office for said County, to which reference is hereby made for a more complete description.

BEING part of the same property conveyed to grantors herein by deed of record in Book 5694, Page 770, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Joseph Birdwell

Katherine J. Birdwell

315

REFERENCE

AUG 14 AM 9:30

WILSON II REGISTER
DON COUNTY, TN.

6792 08/14 0101 03CHE

BOOK 10155 PG 977

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Joseph Birdwell, and wife Katherine J. Birdwell, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 7th day of August, 1996.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-3-98



STATE OF TENNESSEE
COUNTY OF SUMNER

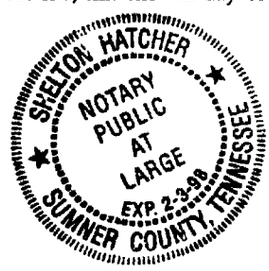
The actual consideration or value whichever is greater for this transfer is $50,000.00.

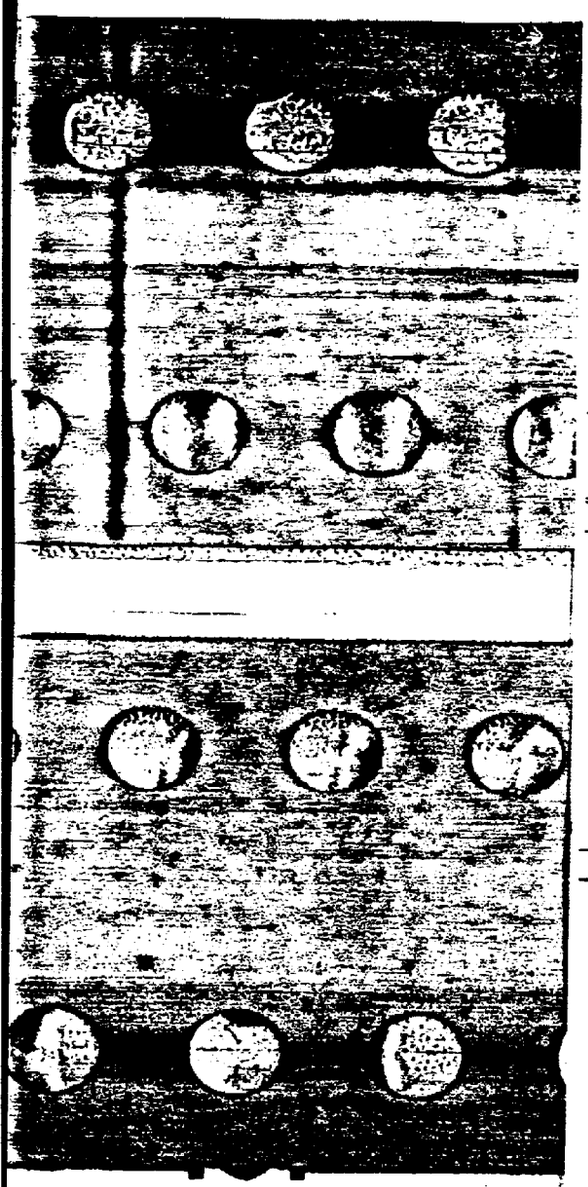
AFFIANT

Sworn to and subscribed before me, this the 7th day of August, 1996.

NOTARY PUBLIC

My Commission Expires:
2-3-98





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

RECEIVED OF _____

FOR _____

BOOK 10155 PG 978

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 50000.00
				CON TX 185.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 194.00
				CHECK 194.00
08/14/96		01		09:33 0001 6792

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02143 15
IDENTIF. ← REFERENCE

96 AUG 14 AM 9:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1019370