3

WARRANTY DEED

BOOK 10205 PG 179

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 235,224.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF September 19 96

Notary Public

MY COMMISSION EXPIRES: 6/10/99
(AFFIX SEAL)

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
Robb C. Anderson et ux	Chase Manhattan Mortgage Corp.	172-02-0 121.00
(NAME)	(NAME)	
5624 Myrtlewood Drive	343 Thornall Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Edison, NJ 08837	
(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, B & G Construction, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robb C. Anderson and wife, Julie A. Anderson

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. 41 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 part of 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 9912, Page 816, Register's Office for Davidson County, TN.

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

0230005 IDENTIF. & REFERENCE

96 SEP 27 AM 9:36 REGISTER DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 5624 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 18th day of September 19 96

B & G Construction, Inc.
By:
William H. Smithson, President
Attest:
Pat Caldwell, Secretary/Treasurer

BOOK 10205 PG 180

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 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 18th day of September 19 96.

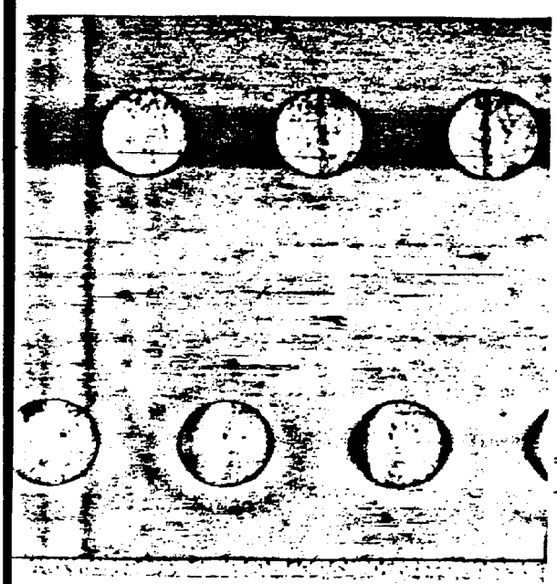
My commission expires 5-16-99

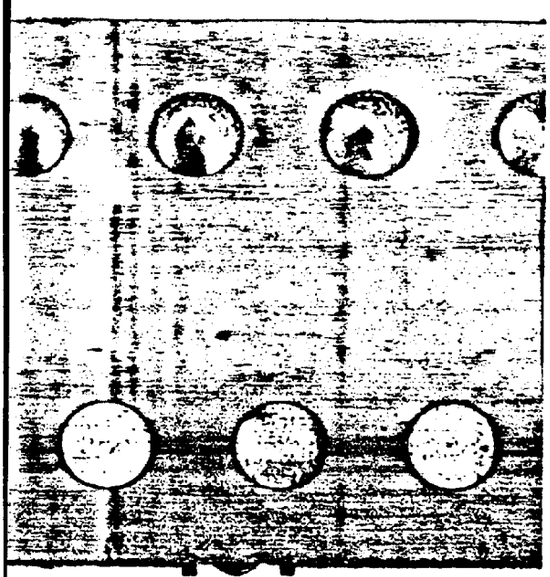
Notary Public

TERESA L. BEARD
NOTARY PUBLIC AT LARGE
WILLIAMSON CO.
My Commission Expires 5-16-99

3542 09/27 0101 03CHECK

879.24





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10205 PG 181

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 235224.00
				CON TX 870.24
				PRFEE 1.00
				WDEED 8.00
				TOTAL 879.24
				CHECK 879.24
			09/27/96 01	09:38 0001 3542

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0230005
IDENTIF. # REFERENCE

96 SEP 27 AM 9:36
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1035941