[ADDRESS NEW OWNER:]	SEND TAX BILL TO:	] MAP-PARCEL NOS.]
[ ]	]	]]
[Maxie O. Patton, III	] Same	] MAP and PARCEL]
[3163 Windemere Dr.	]	]]
[Nashville TN 37214	]	] 97-104]
[_____	]	]]

[This instrument prepared by: Cindy S. Smith, P.C., 2605 Elm Hill Pike, Suite C]
[Nashville, TN 37214 (Davidson County - Box 27B)]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **BG Corporation** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Maxie O. Patton, III, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, described according to a copy of a survey made by Ralph W. C. Lambert, Surveyor, dated December 16, 1963, as follows:

Beginning at an iron pin in the easterly margin of Old Hickory Boulevard, said iron pin being at a common corner, with prperty conveyed to Shirley Haskell Griggs and wife, by deed dated December 27, 1963, and duly recorded in the Register's Office for Davidson County, Tennessee; thence with said easterly margin of Old Hickory Boulevard, the following calls and distances: south 17 deg. east 131.8 feet; south 14 deg. east 150 feet; south 11 deg. east 139.3 feet; south 8 deg. 30' east 808.5 feet to U. S. ED monument; thence south 84 deg. 45' east 1,222 feet to a post; thence north 4 deg. 08' east 1,270 feet to an iron pin; thence north 86 deg. 52' west 1,519 feet to the point of beginning, and containing 40 acres, more or less.

Included in the above legal description but specifically excluded therefrom is the following:

Beginning at a point on the southerly margin of Bell Road, said point being north 85 degrees 30 minutes east 160 feet from the easterly margin of Old Hickory Blvd. and further being the northwest corner of the said tract of land; thence leaving the southerly margin of Bell Road south 4 degrees 30 minutes 60 feet to a point; thence north 85 degrees 30 minutes east 40 feet to a point; thence north 4 degrees 30 minutes west 60 feet to a point on the southerly margin of Bell Road; thence with the southerly margin of said road 85 degrees 30 minutes west 40 feet to the point of beginning and containing 0.18 acres more or less. Being the property conveyed to First Surburban Water Utility District of Davidson County, Tennessee, by deed from T & R, Inc., a Tennessee corporation, of record in Book 4914, Page 466, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to BG Corporation by quitclaim deed from Lake Enterprises, Inc. a Tennessee Corporation, of record in Book 5034, Page 965, Register's Office for Davidson County, Tennessee.

This is property with a common address of Lot on Old Hickory Blvd., Hermitage, TN 37076.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being made at closing; 2) Instrument of Correction of record in Book 5446, Page 829, said Register's office.

BG Corporation is one and the same as B.G. Corporation and B-G Corporation. and B-G Corporation of Nashville. D.B.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $8,000.00
[
[Affiant
[Subscribed and sworn before me this 21st day of November, 1996.
[
[My Commission Expires: 7/23/98 Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **21st** day of **November, 1996**.

BG Corporation

Dennis Baltz, Pres

Dennis Baltz, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Dennis Baltz**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to the the President of BG Corporation, the within bargainor, a corporation, and that he as such President, excuted the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at **Nashville,**, Tennessee, this **21st** day of **November, 1996.**

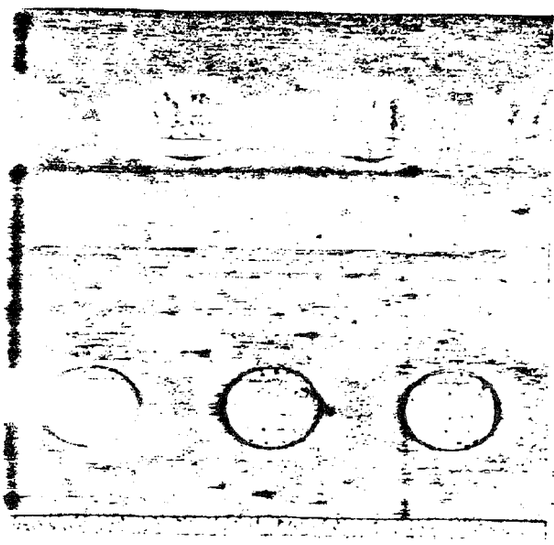
Notary Public
My Commission Expires:

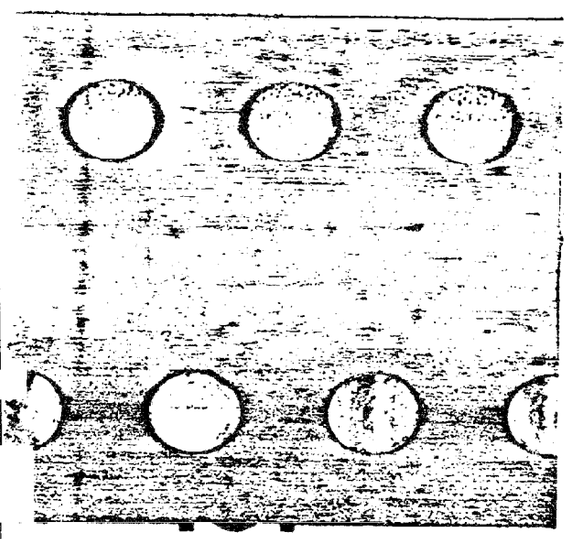
File No. 9611C462

0249740
IDENTIF. REFERENCE

95 NOV 25 AM 10:24
DAVID

BEST COPY AVAILABLE





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

RECEIVED OF _____

FOR _____

BOOK 10269 PG 464

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
				AMT 8000.00
				CON TX 29.60
				PRFEE 1.00
				MTGED 8.00
				TOTAL 38.60
				CHECK 38.60
11/25/96	01	10:25	0001	8863

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0249740
IDENTIF. & REFERENCE

96 NOV 25 AM 10:24
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1091556