WARRANTY DEED

BOOK 10709 PG 359

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 230,000.00

Billie Jean Padgett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF November, 19 97

Notary Public

MY COMMISSION EXPIRES: 5-27-01
(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
Jimmy Lawson Padgett (NAME)	FT Mortgage Companies dba First Tennessee Mortgage (NAME) Company, Inc.	172 02 119
5616 Myrtlewood Drive (ADDRESS)	P. O. Box 146 (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (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 and G Construction, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jimmy Lawson Padgett and wife, Billie Jean Padgett

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, Tennessee, being Lot No. 39 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. Said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being part of the same property conveyed to B and 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, said Register's Office.

This conveyance is subject to any and all existing easements of record.

This legal description is the same as the previous deed of record.

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unimproved ( )
This is improved (X) property, known as 5616 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 26th day of November, 19 97

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

Attest: Pat Caldwell Sec/Treas.
Pat Caldwell, Secretary/Treasurer

STATE OF TENNESSEE
COUNTY OF

BOOK 1079 PG 360

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 and 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 26th day of November 19 97 .

My commission expires 5-27-01

Phyllis Keeton

Notary Public

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10709 PG 361

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

CAHT
250000.00
DON T 851.00
PRFEE 1.00
WDEED 8.00
TOTAL 860.00
860.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/04/97 01 1:00 0.01 7283

0376737
IDENTIF. # REFERENCE

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FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 1228195