THIS INSTRUMENT WAS PREPARED BY:
WILKINS & ADAMS, ATTORNEYS
EQUITY BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

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WARRANTY DEED

(CORPORATE FORM)

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ronald E. Shaffer (NAME)	Commerce Union Bank (NAME)	Map
Unit 29 Bldg. 5 Hickory Valley Condominium (STREET ADDRESS OR ROUTE NUMBER)	2114 Parkway Towers (STREET ADDRESS)	Par
Nashville, Tennessee (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	5DU 55905

FOR AND IN CONSIDERATION of the sum of Ten ($10.00)---------- *Dollars,*

cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

RANDALL PHILLIPS BUILDERS, INC. *has bargained and sold, and does hereby transfer and convey unto the said*

RONALD E. SHAFFER, unmarried

his ~~successors~~, *heirs and assigns,*

certain real estate in DAVIDSON *County, Tennessee, as follows:*,

LAND in the 5th Civil District of Davidson County, Tennessee, being Townhouse No. 29, on the Plan of Hickory Valley Condominiums, Phase 2, of record in Book 4460, page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said property.

BEING part of the property conveyed to Randall Phillips Builders, Inc. by deed from Clyde H. Delvin, Jr., and wife, of record in Book 4314, page 657, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to the Master Deed and By-laws of record in Book 4659, page 32, said Register's Office, and clarified in Book 4937, page 429, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 24,950.00

Subscribed and sworn to before me, this the 26th day of November 19 75.

Affiant

My commission expires: 2-8-79
(Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as Unit 29, Bldg. 5, Hickory Valley Condominiums, Nashville, TN.
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Grantee, his ~~successors~~, *heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.*

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said

Grantee, his

~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 26th *day of* November, *19* 75 *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

RANDALL PHILLIPS BUILDERS, INC.

BY: Lunsford M. Hollins Jr.

Lunsford M. Hollins, Jr.
Vice-President

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* Lunsford M. Hollins, Jr. *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Vice-President *of the* Randall Phillips Builders, Inc. *the within named bargainor, a corporation, and that* he *as such* Vice-President *being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by* him *self as* Vice-President.

Witness my hand and seal, at office in Nashville, Tennessee *this* 26th *day of* November, *19* 75.

Patricia L. Spice *Notary Public*

Commission expires 9-8-79

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

RONALD E. SHAFFER, unmarried

D 26320

IDENTIFICATION REFERENCE

DEC 1 8 38 AM '75

FEE REGISTER
DAVIDSON COUNTY, TENN.

DEC-1 75	CONV	24,950.00			
DEC-1 75 S'TAX			B*	64.74	
DEC-1 75 PA'FEE			B*	.50	
DEC-1 75	W'DEED		B*	4.00	* 69.24

Attorneys TITLE COMPANY
STAHLMAN BUILDING

RETURN TO
WILKINS & ADAMS, ATTORNEYS
FIDELITY FEDERAL BUILDING
401 Union Street
NASHVILLE, Tennessee 37219