BOOK 4998 PAGE 859 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

$ 49,900.00 C. E. Lawson Jr. Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF FEBRUARY, 19 76

Notary Public

MY COMMISSION EXPIRES: 9-8-77

(AFFIX SEAL)

NOTARY PUBLIC AUSTIN AT LARGE TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS

401 Union Street NAME Nashville, Tennessee ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHESTER E. LAWSON, JR. (NAME)	Commerce Union Bank (NAME)	MAP 136-6
261 Clearlake Drive (STREET ADDRESS OR ROUTE NUMBER)	Parkway Towers, Suite 2114 (STREET ADDRESS)	PAR 65
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn 37219 (CITY) (STATE) (ZIP)	2D60737

FOR AND IN 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, PHILHALL CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHESTER E. LAWSON, JR. et ux DOROTHY J. LAWSON

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. 269 on the plan of Section Five, Priest Lake Park, of record in Book 4460, pages 174, 175, and 176, Register's Office for said County.

SAID Lot No. 269 fronts 94.0 feet on the easterly margin of Clearlake Drive and extends back 133.62 feet on the northerly line and 138.21 feet on the southerly line to a dead line in the rear, measuring 110.04 feet thereon.

BEING part of the same property conveyed to Philhall Corporation by deed from Waterfalls Developers, Inc., of record in Book 4598, page 923, and by deed from Green Hills Towers, Inc., of record in Book 4695, page 980, Register's Office for Davidson County, Tennessee.

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

This is improved (XX) unimproved ( ) property, known as 261 Clearlake Drive (House Number) (Street) Nashville, TN 37217 (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 my hand this 20TH day of FEBRUARY, 19 76

PHILHALL CORPORATION

By: Charles S. Wells, Jr.
Charles S. Wells, Jr.
Vice-President

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STATE OF TENNESSEE
Davidson County

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, 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
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Charles S. Wells, Jr. with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the Vice-President of the Philhall Corporation 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 the said Charles S. Wells, Jr. as such Vice-President.

Witness my hand and official seal at office at Nashville on this the 20th day of February, 1976.

My commission expires 9-8-79

Patricia S. Spice
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

D 37046

IDENTIF. REFERENCE

FEB 23 10 08 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
PHILHALL CORPORATION

TO
CHESTER E. LAWSON, JR.

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

WILKINS & ADAMS, ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

FEB23'76 CONV 49,900.00
FEB23'76 S'TAX B* 129.74
FEB23'76 PR'FEE B* .50
FEB23'76 W'DEED B* 4.00 * 134.24