FORM NO. WD-1

BOOK 5001 PAGE 153

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 49,320.00 Timothy O. McKeon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 19 76

Notary Public

MY COMMISSION EXPIRES: 2-22-77
(AFFIX SEAL)

NOTARY PUBLIC STATE AT LARGE

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TIMOTHY O. McKEON	Commerce Union Bank	MAP 136-6
(NAME)	(NAME)	
277 Clearlake Drive	Parkway Towers, Suite 2114	PAR 69
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37217	Nashville, Tn 37219	2D60741
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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 TIMOTHY O. McKEON et ux DEBORAH K. McKEON

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

SAID Lot No. 273 fronts 100.0 feet on the southwesterly margin of Clearlake Drive and extends back 135.0 feet on the northeasterly line and 145.0 feet on the southwesterly line to a dead line in the rear, measuring 100.50 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, said Register's Office.

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

3-1-76 C.O. 49,320.00
S.T. 128.18
P.F. .50
W.D. 4.00 132.68

This is unimproved ( ) improved (XX) property, known as 277 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 26TH day of FEBRUARY, 19 76

PHILHALL CORPORATION

By: Charles S. Wells, Jr.
Charles S. Wells, Jr.

STATE OF TENNESSEE
Davidson County

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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 26th day of February, 1976

My commission expires 2-5-77

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM
PHILHALL CORPORATION

TO
TIMOTHY O. MC KEON ET UX

D 38147

IDENTIFICATION REFERENCE

MAR 1 2 38 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

RECEIVED FOR RECORD
MAR 1 1976
AT 2:38 P.M.
REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.