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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 45,200.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY 19 76.

Notary Public

MY COMMISSION EXPIRES: 2-5-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS
401 Union Street (NAME) Nashville, Tennessee 37219 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RUTH H. STEPULIS	Commerce Union Bank	2D-60885
(NAME)	(NAME)	
260 Clearlake Drive	Parkway Towers, Suite 2114	136-6
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37217	Nashville, Tn 37219	90
(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 RUTH H. STEPULIS and husband, JOHN J. STEPULIS

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. 323 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. 323 fronts 98.0 feet on the westerly margin of Clearlake Drive and extends back 125.0 feet on the northerly line and 130.0 feet on the southerly line to a dead line in the rear, measuring 98.13 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., a Tennessee Corporation, 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 260 Clearlake Drive (House Number) (Street) Nashville, Tennessee 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 27TH day of JULY, 19 76

PHILHALL CORPORATION

By: Charles S. Wells, Jr.

Charles S. Wells, Jr.
Vice President

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. and _____ with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the Vice President and _____ respectively of the PHILHALL CORPORATION the within named bargainor, a corporation, and that (he) as such Vice President and _____, 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, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 27TH day of JULY, 19 76

My commission expires 2-5-77

W. W. Weems
Notary Public

NOTARY PUBLIC AT LARGE TENNESSEE

WARRANTY DEED

FROM
PHILHALL CORPORATION

TO
RUTH H. STEPULIS

D 60430

IDENTIF. REFERENCE

JUL 28 8 49 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Box 8

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

JUL 28	CONV	45,200.00			
JUL 28	S'TAX		B*	117.50	
JUL 28	PR'FEE		B*	.50	
JUL 28	W'DEED		B*	4.00	* 122.00
					122.02