FORM NO. WD-1

BOOK 5055 PAGE 696

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 24,950.00 Janet Abernathy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF AUGUST, 19 76

Patricia F. Parker
Notary Public

MY COMMISSION EXPIRES: 4-4-79

(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JANET ABERNATHY (NAME)	Commerce Union Bank (NAME)	162-9-A
UNIT 32, 5510 COUNTRY DRIVE (STREET ADDRESS OR ROUTE NUMBER)	Parkway Towers, Suite 2114 (STREET ADDRESS)	32
NASHVILLE, TENNESSEE 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn 37219 (CITY) (STATE) (ZIP)	5DU 55908

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, RANDALL PHILLIPS BUILDERS, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JANET ABERNATHY, unmarried

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 Unit No. 32, Building 5 on the plan of Hickory Valley Condominiums, Phase 2, of record in Book 4460, page 133, Register's Office for said County, to which plan reference is here made for a more complete and accurate description of said unit.

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

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

This is { unimproved ( ) / improved (XX) } property, known as UNIT 32, 5510 COUNTRY DRIVE (House Number) (Street) NASHVILLE, TENNESSEE 37211 (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 6TH day of AUGUST, 19 76

RANDALL PHILLIPS BUILDERS, INC.

BY: Lunsford M. Hollins, Jr.
Lunsford M. Hollins, Jr., Vice-Pres.

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 LUNSFORD M. HOLLINS, JR. and _____ with whom I am personally acquainted and who upon (his oath) ~~(their several oaths)~~ acknowledged (himself) ~~(themselves)~~ to be the VICE PRESIDENT and _____ respectively of the RANDALL PHILLIPS BUILDERS, INC. the within named bargainor, a corporation, and that (he) ~~(they)~~ 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 LUNSFORD M. HOLLINS, 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 9TH day of AUGUST, 19 76

My commission expires 9-8-79

CLYDE S. SPICER NOTARY PUBLIC AT LARGE STATE OF TENN.

Patricia S. Spicer
Notary Public

WARRANTY DEED

FROM RANDALL PHILLIPS BUILDERS, INC.

TO JANET ABERNATHY

D 62502

IDENTIF. REFERENCE

AUG 10 9 46 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Box 8

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

AUG 10 76	CONV	24,950.00		
AUG 10 76	S TAX		B*	64.74
AUG 10 76	PR FEE		B*	.50
AUG 10 76	W DEED		B*	4.00
			*	69.24