BOOK 5176 PAGE 852

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 46,900.00 Frederick W. Clayton Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JULY 19 77.

Notary Public

MY COMMISSION EXPIRES: 3-8-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & WEEMS, ATTYS.
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frederick W. Clayton (NAME)	Commerce Union Bank (NAME)	MAP 150-46
Timber Trail & Shakertown Rd (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	
Nashville, Tn (CITY) (STATE) (P. O. ZIP)	Nashville, Tn 37239 (CITY) (STATE) (ZIP)	2D 38300

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 Frederick W. Clayton et ux Helen Janice Clayton

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 the 2nd Civil District of Davidson County, Tennessee, being Lot No. 28 on the plan of Section Two, The Country, of record in Book 5050, page 40, Register's Office for said County.

SAID Lot No. 28, which is a corner lot, fronts 76.0 feet on the easterly margin of Timber Trail and fronts 100.0 feet on the northerly margin of Shakertown Road, said frontages being joined by a curve having a length of 39.27 feet, and extends back 122.94 feet on the northerly line and 93.56 feet on the easterly line to a point of intersection.

BEING part of the property conveyed to Randall Phillips Builders, Inc. by deed from Philhall Corporation of record in Book 5077, page 462, and by deed from Robert Leland Henley and wife, Dearah Hill Henley of record in Book 4684, page 351, both in the 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 Timber Trail and Shakertown Road Nashville, Tn
(House Number) (Street) (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 25TH day of JULY, 1977

Lunsford M. Phillips Jr.

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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 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 25TH day of JULY, 19 77

My commission expires 3-8-80

_____
Notary Public

JOHN Y. ADAMS NOTARY PUBLIC AT LARGE TENNESSEE

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
Frederick W. Clayton

E 17068

IDENTIF. REFERENCE

JUL 28 2 17 PM '77

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Paul Boyd

WILKINS, ADAMS & WEEMS, ATTORNEYS
401 Union Street
1100 Fidelity Federal Building
Nashville, Tennessee 37219

JUL 28 77	CONV	46,900.00			
JUL 28 77	S'TAX		B*	121.94	
JUL 28 77	PR'FEE		B*	.50	
JUL 28 77	W'DEED		B*	4.00	* 126.44