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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 $ 42,800.00

Charles W. Bracey, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF October, 1977

Shirley E. Jackson
Notary Public

MY COMMISSION EXPIRES: 11-6-79

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Lawyer's Escrow Service, Inc., 300 James Robertson Pky., Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles W. Bracey, et ux (NAME)	Commerce Union Bank (NAME)	To be assigned
Lot 44, Timber Trail (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (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, RANDALL PHILLIPS BUILDERS, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARELS W. BRACEY AND WIFE, JOAN S. BRACEY

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. 44 on the Plan of The Country, Section Two, of record in Plat Book 5050, page 40, Register's Office for said County, described as follows:

Beginning at a point in the northeast corner of said lot being the front of the common line of lots 43 and 44; thence in a southerly direction along the westerly margin of Timber Trail 82.97 feet to a point; thence along a curve 39.27 feet to a point; thence in a westerly direction 30.00 feet to a point; thence 18.33 feet to a point being the front of the common line of lots 45 and 44; thence northwest 112.03 feet to a common point on the coundary of lots 44, 45 and 42; thence northeast 28.23 feet ot a concrete comument being the common point of lots 42, 43, and 44; thence easterly 105.00 feet to the point of beginning.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from Philhall Corporation, of reocrd in Book 5077, page 462, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as Lot 44, Timber Trail, Antioch, Tennessee 37013
(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 27th day of October, 1977

RANDALL PHILLIPS BUILDERS, INC.

BY: Lunsford M. Hollins Jr.
LUNSFORD M. HOLLINS, 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 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) as such Vice President and (they) _____, 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 27th day of October, 19 77

My commission expires 11-15-80

_____
Notary Public

E 34010

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

CHARLES W. BRACEY AND WIFE, JOAN S. BRACEY

IDENTIF. REFERENCE

OCT 31 11 36 AM '77

FELIX [illegible] REGISTER
DAVIDSON [illegible]

31		CONV	42,800.00		
31	S'TAX			B*	111.2[illegible]
31	PR'FEE			B*	.50
31		W'DEED		B*	4.00
				*	11[illegible]78

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.