E 14263

WARRANTY DEED

BOOK 5239 PAGE 352

IDENTIF. REFERENCE

JAN 3 | 10 PM '78

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,900.00

William R. Hoffman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December, 19 77

Notary Public

MY COMMISSION EXPIRES: 11-19-80

(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William R. Hoffman, et ux (NAME)	Commerce Union Bank (NAME)	Map 150
Lot 20, Timber Trail (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	Parcel 196
Antioch, Tennessee (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 HERFINAFTER 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 WILLIAM R. HOFFMAN AND WIFE, JOANNE A. HOFFMAN

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. 20 on the Plan of The Country, Section 2, of record in Plat Book 5050, page 40, Register's Office for said County.

Said Lot No. 20 fronts 96 feet on the easterly margin of Timber Trail and extends back 130 feet on the northerly line and 130 feet on the southerly line to a dead line measuring 56 feet thereon.

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

This is improved (X) unimproved ( ) property, known as Lot 20, Timber Trail, Antioch, Tennessee
(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 29th day of December, 19 77

RANDALL PHILLIPS BUILDERS, INC.

BY: Lunsford M. Hollins, Jr.

LUNSFORD M. HOLLINS, JR.

STATE OF _____
COUNTY OF _____

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 _____, this _____ day of _____, 19__

_____, Notary Public.

Commission Expires _____

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 acquainced 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 purpose 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, Tennessee on this the 29th day of December, 19 77

Gloria Sue Clark
Notary Public

My commission expires 11-15-80

GLORIA SUE CLARK NOTARY PUBLIC DAVIDSON COUNTY, TENN.

JAN-3[illegible] CONV 50,900.00
JAN-3[illegible] S'TAX B* 132.34
JAN-3[illegible] PR'FEE B* .50
JAN-3[illegible] W'DEED B* 4.00 * 136.84

WARRANTY DEED

FROM

TO

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York