OF
COUNTY OF Davidson } 5 PAGE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,900.00

Allen G. Hart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 19 78

Notary Public

MY COMMISSION EXPIRES: 1-7-80

Mail THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, 300 JAMES ROBERTSON PARKWAY, NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allen G. Hart (NAME)	Commerce Union Bank (NAME)	149-9
Andrea Ct. at Barclay Sq. Dr. (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	181
Antioch, Tn 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37239 (CITY) (STATE) (ZIP)	2DU68564

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 Bldrs.~~

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~Allen G. Hart and wife Veronica M. Hart~~

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. 78 on the Plan of Barclay Square Subdivision, Section 3, as of record in Book 4675, page 154, Register's Office for Davidson County, Tennessee.

Said Lot No. 78 being a corner lot, fronts 63.75 feet on the easterly margin of Andrea Court and fronts 67.50 feet on the southerly margin of Barclay Suare Drive, said frontages being joined by a curve measuring 39.27 feet. Said Lot No. 78 extends back 100.0 feet on the southeasterly line where it intersects a southwesterly line measuring 96.92 feet.

Being part of the same property conveyed to Randall Phillips Builders, Inc., by deed from James I. Vance Berry, Trustee, of record in Book 4577, page 640, Register's Office for Davidson County, Tennessee.

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

This is improved (X) unimproved ( ) property, known as Andrea Ct. at Barclay Sq. Dr. (House Number) (Street) Antioch, Tn 37013 (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 28TH day of SEPTEMBER, 19 78

Lunsford W. Hollins Jr.

STATE OF TENNESSEE }

BOOK 5345 PAGE 289

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 }
County of Davidson

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 Prident and XXXXXXXXXXXX XXXXXXX respectively of the Randall Phillips Bldrs. the within named bargainor, a corporation, and that (he / they) as such Vice Prident 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 Prident, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 28TH day of SEPTEMEER, 19 78

My commission expires 11-6-79

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

E 91908

IDENTIF. REFERENCE

OCT 2 3 57 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM Randall Phillips Bldrs.

TO Allen G. Hart

[illegible]	DOWN	25,900.00			
[illegible]			B*	[illegible]	
[illegible]			B*	.50	
[illegible]	[illegible]	35,900.00	B*	[illegible]	* [illegible]
OCT-27	S'TAX		B*	93.34	
OCT-27	PR'FEE		B*	.50	
OCT-27	W'DEED		B*	4.00	* 97.84

Return to:
LAWYER'S ESCROW SERVICE
300 JAMES ROBERTSON PARKWAY
NASHVILLE, TENNESSEE 37201