8695 03/14 123.58- CHECK

STATE OF TENNESSEE
COUNTY OF Davidson } BOOK 5405 PAGE 368

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

45,800.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MARCH 19 79

Notary Public

MY COMMISSION EXPIRES 11-6-79

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
Daniel W. McEachern (NAME)	Commerce Union Bank (NAME)	MAP 150-7
Lot #107 Towne Village (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	PAR 23
Antioch, Tn 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	2D 38160

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 Daniel W. McEachern and wife Joann M. McEachern

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:

Being Lot No. 107 on the Plan of Towne Village of the Country, Section I, as of record in book 5200, pages 55 and 56, Register's Office for Davidson County, Tennessee.

Said Lot No. 107 fronts 65 feet on the northerly margin of New Towne Road and extends back 206.86 feet on the easterly line and 206.86 feet on the westerly line to a dead line in the rear measuring 65 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from Philhall Corporation of record in Book 5250, page 797, 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 Lot #107 Towne Village (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 14TH day of MARCH, 19 79

Lunsford W. Hollins Jr.

RECEIVED FOR 368

STATE OF TENNESSEE }

BOOK 5405 PAGE 369

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 (~~their several oaths~~ his oath) acknowledged (themselves himself) 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 14th day of ~~MARCH~~, 19~~79~~

My commission expires 11-6-79

Shirley E. Dalton
Notary Public

WARRANTY DEED

FROM Randall Phillips Builders, Inc.

TO Daniel W. McEachern

F. I. 8 4 9 2

IDENTIF. REFERENCE

MAR 14 2 33 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5405 PAGE 370

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			45800.00-	CAMT.
			119.08	CSTAX
			.50	PRFEE
			4.00	WDEED
				CHECK 123.58-
			8699A03/14/79	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. I. 8492

IDENTIF. REFERENCE T

MAR 14 2 33 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 870205