BOOK 5412 PAGE 491

2423 04/02 120.99- CHECK

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF March 19 79

Notary Public

MY COMMISSION EXPIRES: 10-28-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Marbut Glenn Gaston, Jr., Attorney, 2211 Crestmoor Road, Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BETTY J. BABBS, unmarried (NAME)	COMMERCE UNION BANK (NAME)	150-7-20
3260 New Towne Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	2D-38160
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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 BETTY J. BABBS, unmarried

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. 104, Towne Village of the Country, Section I, of record in Book 5200, pages 55 and 56, Register's Office for Davidson County, Tennessee.

Said Lot No. 104 fronts 65.0 feet on the northeasterly margin of New Towne Road, and extends back between parallel lines 206.86 feet to a line in the rear measuring 65.0 feet.

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 restrictive covenants of record in Book 5289, page 687, and to the limitations shown on the Plan of record in Book 5200, pages 55 and 56, all of record in the Register's Office for Davidson County, Tennessee.

~~Unimproved~~ ( )
This is improved (X) property, known as 3260 New Towne Road, 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 30th day of March, 19 79

RANDALL PHILLIPS BUILDERS, INC.

Lunsford M. Hollins Jr.

BY: LUNSFORD M. HOLLINS, JR., Vice-President

STATE OF TENNESSEE
Davidson County

BOOK 5412 PAGE 492

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 _____, 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 LUNSFORD M. HOLLINS, JR. as such Vice-President.

Witness my hand and official seal at office at Nashville, Tennessee on this the 30th day of March, 19 79.

My commission expires 10-18-81

Notary Public

WARRANTY DEED

FROM
RANDALL PHILLIPS BUILDERS, INC.

TO
BETTY J. BABBS, unmarried

F. 2. 1. 2. 5. 1.

IDENTIF. REFERENCE

APR 2 10 28 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

File No. 19

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

RECEIVED OF BOOK 5412 PAGE 493

FOR

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			44800.00- CO	
			116.48 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK 120.98-	
2428A04/02/79			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 2. 1. 2. 5. 1.

IDENTIF. REFERENCE

APR 2 10 22 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 673895