5967 3/16 125.40~ CHECK

STATE OF TENNESSEE
COUNTY OF Davidson } BOOK 5421 PAGE 268

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

Thomas M. Hyatt
Affiant

46,500.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF APRIL, 1979.

Notary Public

MY COMMISSION EXPIRES: 11-5-80

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
Thomas M. Hyatt (NAME)	Commerce Union Bank (NAME)	150-7
Lot # 58 Towne Village (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	26
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	2D 36160

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 Thomas M. Hyatt and wife Patti L. Hyatt

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. 58 on the Plan of Towne Village of the Country, Section I, as of record in Book 5200, pages 55 & 56, Register's Office for said County.

Said Lot No. 58 fronts 66 feet on the southerly margin of Stoneybrook Circle and extends back 160 feet on the easterly line and 150 feet on the westerly line to a dead line in the rear measuring 80.36 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.

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

Property is improved ( ) Unimproved ( ) and is known as Lot # 58 Towne Village (House Number) (Street) Antioch, Tennessee 37013 (P. O. Box) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the ... state, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do ... that we are lawfully seized and ... of said land in fee simple, have a good ... to convey it, and the ... herein set out, and ... the said land to the ... and that the same is unincumbered, except ... and we do ... and will forever defend the title to the said land to the ... and against the lawful claims of all ... whomsoever, and the ... of any ... shall be ... gular number shall ... and the plural the singular, and the use of any ... all genders.

WITNESS my ... hand ... day of APRIL, 19 79

Randall Phillips Builders, Inc.

STATE OF TENNESSEE }

BOOK 5421 PAGE 269

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 R. 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 / 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 R. 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 16th day of April, 19 79.

My commission expires 11-6-79

_____
Notary Public

WARRANTY DEED

FROM

Randall Phillips Builders, Inc.

TO

Thomas N. Hyatt

F 24123

IDENTIF. REFERENCE

APR 16 8 44 AM '79

REGISTER OF DEEDS
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 5421 PAGE 270

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
			46500.00- CO	
			120.50 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	125.40-
5367	04/16/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 24123

IDENTIF. REFERENCE

APR 16 8 44 AM '79

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 677308