3352 . 05/17 134.50- CHECK

BOOK 5436 PAGE 857

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,250.00

Michael G Eckert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15TH DAY OF MAY, 19 79

Shirley D Hall
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
Michael G. Eckert (NAME)	Engel Mortgage Company, Inc. (NAME)	150-7
3245 New Towne Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 647 (STREET ADDRESS)	61
Antioch, TN 37103 (CITY) (STATE) (P. O. ZIP)	Birmingham, AL 35201 (CITY) (STATE) (ZIP)	2D 70310

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 Michael G. Eckert and wife Jane T. Eckert

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. 62 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. 62 fronts 65 feet on the southwesterly margin of New Towne Road and extends back 100 feet on the southeasterly line and 170 feet on the northwesterly line to a dead line in the rear which measures 95.53 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.

unimproved ( )
This is improved ( ) property, known as XX 3245 New Towne Road (House Number) (Street) Antioch, TN 37103 (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 15Th day of MAY, 19 79

Lunsford M. Hollins Jr.

STATE OF TENNESSEE }

BOOK 5436 PAGE 858

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 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 15th day of MAY, 19 79

My commission expires 11-6-79

Shirley J. Gaither
Notary Public

NOTARY PUBLIC AT LARGE

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
Michael G. Eckert

F: 2 9 7 9 4:

IDENTIF. REFERENCE

MAY 17 9 12 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

ARNOLD GRAPHIC INDUSTRIES

OFFICIAL RECEIPT

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

BOOK 5436 PAGE 859

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
			46250.00-	CO
			120.12	CO TX
			.50	PRFEE
			4.00	WDEED
			CHECK	124.62-
3352A05/17/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-29794

IDENTIF REFERENCE

MAY 17 9 12 AM '79

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

No. 684469