BOOK 5493 PAGE 643

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: 55,900.00

James R. Campbell, Jr.
Affiant

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

Donna M. Dorsey
Notary Public

MY COMMISSION EXPIRES: 4-22-81

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 |
|---|---|---|
| James R. Campbell, Jr. (NAME) | Commerce Union Bank (NAME) | 96 1 |
| 5113 Lana Renee Court (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 2546 (STREET ADDRESS) | 105 |
| Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP) | Nashville, TN 37219 (CITY) (STATE) (ZIP) | 4D 51 352 |

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 James R. Campbell, Jr. and wife Mabel C. Campbell

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. 54 on the Plan of Roxborough Subdivision as of record in Book 5200, page 63 and revised in Plat Book 5210, page 76, Register's Office for Davidson County, Tennessee.

Said Lot No. 54 fronts 83.56 feet on the southerly margin of Lana Renee Court and extends back 250.13 feet on the northeasterly line and 244.92 feet on the southwesterly line to a dead line in the rear measuring 45.04 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from Kyle R. Weems, Trustee, Hamilton Mortgage Corporation of record in Book 5239, page 641, 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 5113 Lana Renee Court (House Number) (Street) Hermitage (P. O. Address) TN (City or Town) 37076 (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 AUGUST, 19 79

Lunsford M. Phillips Jr.

STATE OF TENNESSEE }

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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 ) as such Vice President and _____ (they) ____, 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 30th day of AUGUST, 19 79

My commission expires 10-18-81

Donna M. Gregory
Notary Public

NOTARY PUBLIC

F.50210

IDENTIF. REFERENCE

SEP 5 3 12 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

**WARRANTY DEED**

FROM

Randall Phillips Builders, Inc.

TO

James K. Campbell, Jr.

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

9299 09/05 15:84- CHECK

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

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**RECEIVED OF** _____

**FOR** _____

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 55900.00- CO<br>145.34 CO TX<br>.50 PRFEE<br>6.00 WDEED<br>CHECK 151.84-<br>9299A09/05/79 BAL .71 | |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

F 50210

IDENTIF. REFERENCE

SEP 5 3 12 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

**No.** 709665