STATE OF TENNESSEE }
COUNTY OF Davidson } BOOK 5537 PAGE 188

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,100.00

Nancy Baxter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF November, 19 79.

Notary Public

MY COMMISSION EXPIRES: 12-8-81

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
Douglas Arthur Baxter (NAME)	Commerce Union Bank (NAME)	150-11
Lot #13, Towne Village (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2540 (STREET ADDRESS)	1"
Antioch, Tn 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn 37219 (CITY) (STATE) (ZIP)	20' 70150

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 Douglas Arthur Baxter and Wife Nancy Baxter

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. 13 on the Plan of Towne Village of the Country, Section 1, as of record in Plat Book 5200, pages 55 and 56, Register's Office for Davidson County Tennessee.

Said Lot No. 13, being a corner lot, fronts 75 feet on the southerly margin of Towne Village Road and fronts 47 feet on the westerly margin of Towne Village Court, said frontages being joined by a curve measuring 39.27 feet. The westerly line of said Lot No. 13 extends back 80.39 feet and intersects the southerly line measuring 109.04 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from Philmail Corporation of record in Book 5200, 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.

unimproved ( )
This is improved (X) property, known as Lot #13, 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 27th day of November, 19 79

Lunsford M. Hollis Jr.

STATE OF TENNESSEE }

BOOK 5537 PAGE 189

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. Rollins, 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 R. Rollins, 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 27th day of November, 19 79.

My commission expires 10-18-81

Donna M Stanley
Notary Public

F 65692

IDENTIF. REFERENCE

Nov 29 11 57 AM '79

REGISTER
DAVIDSON COUNTY, TENN.

8691 11/29 139.36- CHECK

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
Douglas Arthur Baxter

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5537 PAGE 190

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

5110[illegible].00- CO
132.66 CO TX
.50 PRFE
6.00 MOEL
CHECK 139.33-
8691A11/25/79 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 56692

IDENTIFICATION REFERENCE

Nov 29 11 57 AM '79

REGISTER
DAVIDSON COUNTY, TENN.

No. 728489