3597 12/26 121.42- CHECK

BOOK 5547 PAGE 503

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF DECEMBER, 1979

Notary Public

MY COMMISSION EXPIRES: 12-28-81

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
John D. McDonough (NAME)	Commerce Union Bank (NAME)	150-11
109 Towne Village Court (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	12
Antioch, Tn 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	2D 70160

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 John D. McDonough and wife Katherine E. McDonough

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. 18 on the Plan of Towne Village of the Country, Section I, as of record in Plat Book 5200, pages 176 and 177, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 34.72 feet on the southeasterly margin of Towne Village Court and extends back 129 feet on the northerly line and 120 feet on the southerly line to a dead line in the rear measuring 136.5 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.

This is improved ( ) unimproved ( ) property, known as 109 Towne Village Court, Antioch, Tn 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 20TH day of DECEMBER, 19 79

Lunsford M. Hollins

STATE OF TENNESSEE }

BOOK 5547 PAGE 504

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 P. Rollins, Jr. and _____ with whom I am personally acquainted and who upon (their ~~several~~ oaths) acknowledged (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 P. 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 26th day of December, 19 79

My commission expires 10-15-81 _____ Notary Public

WARRANTY DEED

FROM Randall Phillips Builders, Inc.

TO Joan A. Jellonovich

FS 9459

IDENTIFICATION REFERENCE

DEC 26 9 44 AM '79

REGISTER'S OFFICE
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 5547 PAGE 505

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

4,200.00- CO
114.92 CO TX
.50 PRFEE
6.00 MORTG
CHECK 121.42-

3597A|2/26/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T69459

IDENTIFICATION REFERENCE

DEC 26 9 44 AM '79

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

No. 733235