This instrument was prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5584 PAGE 244

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILL TO:	MAP PARCEL NUMBERS
Charles I. Somerby and wife, Sarah Somerby	Third National Mortgage Company	150-46
(NAME)	(NAME)	
3204 Country Meadow Road	P. O. Box 2628	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tennessee 37013	Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by Charles I. Somerby and wife, Sarah Somerby and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

Randall Phillips Builders, Inc.

have this day bargained and sold, and do hereby transfer and convey unto the said Charles I. Somerby and wife,
Sarah Somerby
the Grantees herein, their (successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 115 on the Plan of The Country, Section 4-A, as of record in Book 5200, pages 138 and 139, Register's Office for Davidson County, Tennessee.

Said Lot No. 115 fronts 89 feet on the north side of Country Meadow Road and extends back 160.69 feet on the east line and 110.71 feet on the west line to a dead line which is a broken line measuring 85.04 feet thereon.

Being the same property conveyed to Randall Phillips Builders, Inc. by deed from Philhall Corp., a Tennessee Corporation, of record in Book 5435, page 451, said Register's Office.

This conveyance is subject to a 10-foot easement for public utilities and drainage, 20-foot building setback line from Country Meadow Road, and conditions of Owner's Certificate, as shown on Plan of record in Book 5200, pages 138 and 139, Register's Office for said County; and restrictive covenants of record in Book 5404, page 770, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 60,900.00

Subscribed and sworn to before me, this the 26th day of March 19 80

My commission expires: 3-12-81 (Affix Seal)

Affiant x Sarah Somerby

Notary Public Doris E. Wilson

unimproved ( )
This is improved(XX) property, known as 3204 Country Meadow Road, Antioch, Tennessee 37013
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 26th *day of* March *19* 80 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

RANDALL PHILLIPS BUILDERS, INC.

Lunsford M. Hollins Jr.

By: Lunsford M. Hollins, Jr., Vice-President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, ... *, a Notary Public in and for said County and State,* .....

.....

.....

the within named 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.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Doris E. Moran *, a Notary Public of the State and County aforesaid, personally appeared* Lunsford M. Hollins, Jr. *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Vice-President *.....of the* Randall Phillips Builders, Inc. *, the within named bargainor, a corporation, and that* he *as such* Vice-President *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Vice-President .

Witness my hand and seal, at office in Nashville, Tennessee
this 26 *day of* March *, 19* 80

Doris E. Moran *Notary Public*

Commission expires 9-12-81

1 Deed Returned to
Chicago Title Ins.

6-2380

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
Charles I. Somerby and wife,
Sarah Somerby

T. 82660

IDENTIF. REFERENCE

MAR 28 3 18 PM '80

FELIX Z. ... III REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

03/28 164 ...

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

657

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

60900.00- CO
158.34 CO TX
.50 PRFEE
6.00 WDEED
CHECK 164.84-
0587A03/28/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-82660

IDENTIFICATION REFERENCE

MAR 28 3 18 PM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 749576