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STATE OF TENNESSEE
COUNTY OF Davidson

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

51,300.00 William M. Guines, IV
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20TH DAY OF MARCH, 1980

Donna M. Guines
Notary Public

MY COMMISSION EXPIRES 10-31-82

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. 1161 MURFREESBORO RD, SUITE 248 NASHVILLE, TN. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
William M. Guines, IV	Commerce Union Bank	150-11
(NAME)	(NAME)	
Towne Village Road	P.O. Box 2546	84
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tn 37013	Nashville, TN 37219	2D 70080
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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 William M. Guines, IV and wife Norma B. Guines

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

Said Lot No. 153, being a corner lot, fronts 60.07 feet on the northwesterly margin of Towne Village Road and fronts 80 feet on the northeasterly margin of New Towne Road, said frontages being joined by a curve measuring 39.27 feet. The northeasterly line of said Lot No. 153 extends back 95 feet and intersects the northwestely line which measures 105.25 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from Elmer G. Chadwell and wife, Lorene Y. Chadwell of record in Book 4007, page 44 and by deed from Philhall Corporation of record in Book 5500, page 923, 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 AA (House Number) Towne Village Road (Street) (P. O. Address) Antioch, Tn 37013 (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 seised 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 MARCH, 19 80

Lunsford M. Hollis 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) (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 28TH day of MARCH, 19 80

My commission expires 10-18-81

Notary Public

F 83302

IDENTIF. REFERENCE

APR 2 2 45 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

Randall Phillips Builders, Inc.

TO

William Mc Guines, IV

Return to: FZW

LAWYER'S ESCROW SERVICE

1161 MURFREESBORO ROAD, SUITE 248
NASHVILLE, TENNESSEE 37217

1317 04/02 139.80- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

5130*.00- CO
13*.38 CO TX
.50 PRFEE
6.00 WDEED
CHECK 139.88-
1317A04/02/60 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 83302

IDENTIF. REFERENCE

APR 2 2 46 PM '60

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 750310