Thomas J. Stack, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5610 PAGE 586

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donald M. Karnes et ux	Third National Mtg. Co.	150-46
(NAME)	(NAME)	
3244 Country Meadows Dr.	P. O. Box 2628	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tennessee 37013	Nashville, Tenn. 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 Donald M. Karnes and wife, Deborah K. Karnes 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 Donald M. Karnes and wife, Deborah K. Karnes, their

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of The Country, Section 4-A, as of record in Book 5200, pages 138 and 139, Register's Office for said County.
Said Lot No. 120 fronts 85.5 feet on the westerly side of Country Meadow Road and extends back 119.50 feet on the northerly line and 120 feet on the southerly line to a dead line measuring 81.72 feet thereon.

The above described property is part of the property conveyed to Philhall Corp. and Randall Phillips Builders, Inc., by deed from Robert Leland Henley and wife, Dearah Hill Henley of record in Book 4684, page 351, Register's Office for said County. Philhall Corp. having since conveyed its one-half interest in said property to Randall Phillips Builders, Inc., by deed of record in Book 5435, page 451, said Register's Office.

This conveyance is subject to a 10-foot easement for public utility and drainage purposes along the rear line of said lot, a 20-foot minimum building setback line from Country Meadow Road, and conditions of owner's certificate as shown on the 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 $ 82,900.00

Subscribed and sworn to before me, this the 30th day of June 1980

My commission expires: 7-30-81 (Affix Seal)

Affiant

Notary Public

unimproved ( )
This is improved (XX) property, known as 3244 Country Meadows Drive, 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., except for 1980 taxes which are prorated and assumed by the purchasers.

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 3rd *day of* June *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.

By: Lunsford M. Hollins Jr.
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, Mary P. Whitworth, *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* 3rd *day of* June, *19* 80

Mary P. Whitworth *Notary Public*

Commission expires 2-22-81

MARY P. WHITWORTH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

3165 PAID 170.00 CHECK

G-238307

WARRANTY DEED

FROM

Randall Phillips Builders, Inc.

TO

Donald M. Karnes et ux

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

F 92608

238307

IDENTIF. REFEREN

JUN 9 12 44 PM '80

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

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

Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

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

62900.00- CO
163.54 CO TX
.50 PRFEE
6.00 WDEED
CHECK 170.04-
3165A06/09/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F9260R

IDENTIF. REFERENCE

JUN 9 12 44 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 760491