5514 06/20 174.36- CHECK

BOOK 5615 PAGE 436

STATE OF TENNESSEE
COUNTY OF Davidson

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

64,800.00

John H Schartman Jr. ui
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JUNE 19 00

Notary Public

MY COMMISSION EXPIRES 11-9-03

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
John H. Schartman Jr. (NAME)	Commerce Union Bank (NAME)	150-7
405 Springtime Court (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	142
Antioch TN 37013 (CITY) (STATE) (P. O. ZIP)	Nashville TN 37219 (CITY) (STATE) (ZIP)	2D 73151

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 H. Schartman Jr. and wife Cheryl D. Schartman

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. 123 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. 123 fronts 81.86 feet on the southeasterly margin of Springtime Court and extends back 119.75 feet on the northerly line and 121.66 feet on the southerly line to a dead line in the rear measuring 86.14 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from Robert Leland Henley and wife, Dearah Hill Henley of record in Book 4634, page 351, and by deed from Philhall Corporation of record in Book 5435, page 451, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

E 9 4 4 5 2

IDENTIF. REFERENCE

JUN 20 1 31 PM '00

FELIX Z. WILSON JR REGISTER DAVIDSON COUNTY, TENN.

RUSH

This is unimproved ( ) improved (X) property, known as 405 Springtime Court (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 19th day of JUNE, 19 00

RANDALL PHILLIPS BUILDERS, INC.

Charles S. Wells, Jr., Vice President

STATE OF TENNESSEE }

BOOK 5615 PAGE 437

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 Charles S. Wells, 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 Charles S. Wells, Jr. as such Vice President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville TN 37217 on this the 19TH day of JUNE, 19 80

My commission expires 11-9-83

_____
Notary Public

WARRANTY DEED

FROM

Randall Phillips Builders Inc.

TO

John H. Schartman Jr.

Return to:
LAWYER'S ESCROW SERVICE
1161 MURFREESBORO ROAD, SUITE 248
NASHVILLE, TENNESSEE 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5615 PAGE 438

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
			64800.00- CO	
			168.48 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 174.98-	
5514A06/20/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.S 4 4 3 2

T
IDENTIF. REFERENCE

JUN 20 1 31 PM '80

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TENN.

No. 763954