6837

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
PATRICIA J. DUNDEE, unmarried (NAME)	COMMERCE UNION BANK (NAME)	136-3-C-119
3719 Colonial Heritage Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	2D-59444
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

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For and in consideration of the sum of ----------Ten and no/100 ($10.00)---------- DOLLARS

cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged,

PHILHALL CORPORATION,

hereinafter called the GRANTOR,

have bargained and sold, and by these presents do transfer and convey unto the said PATRICIA J. DUNDEE, UNMARRIED,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Heritage Village of Priest Lake Park, Section Two, as of record in Book 5200, page 106, Register's Office for said County.

Said Lot No. 35 fronts 80 feet on the westerly margin of Colonial Heritage Drive, and extends back 133.10 feet on the northerly line, and 135.45 feet on the southerly line, to a line on the rear on which it measures 71.98 feet.

Being part of the same property conveyed to Philhall Corporation by deed from Randall Phillips, Trustee, of record in Book 4651, page 409, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants contained in instrument of record in Book 5562, page 833, to the limitations shown on the Plan of record in Book 5200, page 106; both of record in the Register's Office for Davidson County, Tennessee; and to 1980 property taxes which are being prorated and which the Grantee assumes in full.

F 9 4 9 9 3

IDENTIF. REFERENCE

JUN 25 | 51 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

RUSH

This is improved (xx) property, known as 3719 Colonial Heritage Drive, Nashville, Tennessee 37217
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

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 23rd day of June, 19 80.

PHILHALL CORPORATION

BY: CHARLES S. WELLS, JR., VICE-PRESIDENT

STATE OF TENNESSEE
COUNTY OF _____

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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 _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared CHARLES S. WELLS, JR. and _____ with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice President and _____ respectively of the PHILHALL CORPORATION, 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 purpose 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 seal, at office in Nashville, Tennessee, this 23rd day of June, 19 80

Marbut Glenn Gaston
Notary Public

Commission expires 1-19-81

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 62,900.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

Marbut Glenn Gaston

Sworn to and subscribed before me this 23rd day of June, 19 80

My commission expires 1-19-81 Notary Public Marbut Glenn Gaston

This instrument was prepared by:

Marbut Glenn Gaston, Jr., Attorney at Law, 2211 Crestmoor Road, Nashville, TN 37215

Name Address

WARRANTY DEED

FROM

PHILHALL CORPORATION

TO

PATRICIA J. DUNDEE

Pioneer National Title Insurance Company
Public Square Building
511 4th Avenue North
NASHVILLE, TENNESSEE 37219

File Box 19

This instrument prepared by:

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
			62900.00- CO	
			163.54 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	170.04-
			6237A06/25/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.94993

IDENTIF. REFERENCE

JUN 25 1 51 PM '80

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

No. 764648