BOOK 5632 PAGE 775

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF [illegible] 19 [illegible]

Notary Public

MY COMMISSION EXPIRES 1-9-83

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
Michael A. St. Clair (NAME)	Commerce Union Bank (NAME)	13.-16
329 Clearlake Dr. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2346 (STREET ADDRESS)	41
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	29 0076

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, Philhall Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael A. St. Clair and wife Betty J. St. Clair

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. 462 on the Plan of Priest Lake Park, Section 7, as of record in Book 5200, page 175, Register's Office for Davidson County, Tennessee.

Said Lot No. 462 fronts 100 feet on the southeasterly margin of Clearlake Drive and extends back between parallel lines 135 feet to a dead line in the rear measuring 100 feet thereon.

Being part of the same property conveyed to Philhall Corporation by deed from Waterhall Development, Inc. of record in Book 4590, page 493, Register's Office for Davidson County, Tennessee.

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

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

unimproved ( )
This is improved ( ) property, known as 329 Clearlake Dr. Nashville, TN 37217
(House Number) (Street) (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 31 day of [illegible], 19 [illegible]

PHILHALL CORPORATION

BY: Charles S. Wells, Jr., Vice President

STATE OF TENNESSEE }

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 Railsall Corporation the within named bargainor, a corporation, and that (he) as such Vice President and _____ (they) _____, 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 on this the 31st day of July, 19 80

My commission expires 1-9-83

Shirley E. Davis
Notary Public

WARRANTY DEED

FROM
Railsall Corporation

TO
Lionel W. St. Clair

G 0.0.6 5 6

IDENTIF. REFERENCE

AUG 4 2 16 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

3453

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

8190.00- CO
212.94 CO TX
.50 PRFEE
6.00 WDEED
CHECK 219.44-
3492A08/04/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G00656

IDENTIF. REFERENCE

AUG 4 2 16 PM '80

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 771647