BOOK 5646 PAGE 256

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,900.00

Ramon Olivas Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF SEPTEMBER, 19 80.

Notary Public

MY COMMISSION EXPIRES 11-9-83

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
Ramon Olivas, Jr. (NAME)	Commerce Union Bank (NAME)	150-11
3316 Towne Ridge Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	52
Antioch, Tn 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn 37219 (CITY) (STATE) (ZIP)	2D 70475

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 Ramon Olivas, Jr. and wife Mittie C. Olivas

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. 115 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. 115 fronts 55.37 feet on the northeasterly margin of Towne Ridge Drive and extends back 150.26 feet on the southeasterly line and 141.72 feet on the northwesterly line to a dead line in the rear measuring 102.13 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 4687 page 44 and by deed from Philhall Corporation of record in Book 5508, page 923, Register's Office for Davidson County, Tennessee.

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

This is unimproved ( ) improved (XX) property, known as 3316 Towne Ridge Drive (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 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 3RD day of SEPTEMBER, 19 80

Lunsford M. Hollins Jr.

Randall Phillips Builders, Inc.

By: Lunsford M. Hollins, Jr., Vice President

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) (she) 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, Tennessee on this the 3rd day of September, 19 80

My commission expires 1-4-83 _____ Notary Public

WARRANTY DEED

FROM Randall Phillips Builders, Inc.

TO Ramon Olivas, Jr.

G 0.5 8 4.2

IDENTIF. REFERENCE

SEP 3 2 42 PM '80

FELIX Z. WILSON II REGISTE
DAVIDSON COUNTY, TENN.

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

RECEIVED OF BOOK 5646 PAGE 258

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
			49900.00- CO	
			125.70 CO TX	
			.50 PRFE	
			6.00 WDE D	
			CHECK 136.20-	
9853A09/03/80			BAL .0	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G0584.2

T
IDENTIF. REFERENCE

SEP 3 2 42 PM '80

FELIX Z. WILSON JR REGISTE
DAVIDSON COUNTY, TENN.

No. 777800