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STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,900.00

George A. Dean
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MAY, 19 81.

Shirley E. Davis
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
George A. Dean (NAME)	Third National Bank (NAME)	98-2
5213 Lana Renee Court (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2628 (STREET ADDRESS)	21
Hermitage, Tn 37076 (CITY) (STATE) (P. O ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	4D 51364

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 George A. Dean and wife Kimberly J. Dean

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. 42 on the Resubdivision of Lots 42 through 56 on the Plan of Roxborough as of record in Book 5210, page 76, Register's Office for Davidson County, Tennessee.

Said Lot No. 42 fronts 85 feet on the southerly margin of Lana Renee Court and extends back 312.72 feet on the westerly line and 318.38 feet on the easterly line to a dead line in the rear measuring 42.83 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from Kyle R. Weems, Trustee of Hamilton Mortgage Corporation of record in Book 5239, page 641, Register's Office for Davidson County, Tennessee

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

This is improved (XX) unimproved ( ) property, known as 5213 Lana Renee Court (House Number) (Street) Hermitage, Tn 37076 (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 12TH day of MAY, 19 81

RANDALL PHILLIPS BUILDERS, INC.

Lunsford M. Hollins Jr.

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) (~~this oath~~) 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 ~~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 on this the 12TH day of MAY, 19 81.

My commission expires 11-9-83

Notary Public

WARRANTY DEED

FROM Randall Phillips Builders, Inc.

TO George A. Dean

G 4.1 9 1 4

IDENTIF. REFERENCE

MAY 14 3 11 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

05/14 159.64- CHECK

5836

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5745 PAGE 496

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

58900.00- CO
153.14 CO TX
.50 PRFEE
6.00 MUELO
CHECK 159.64-
5836A05/14/81 BJL .71-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3.4.1.9.1.4

IDENTIF. REFERENCE

MAY 14 3 11 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 822124