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2605 08/17 15[illegible] [illegible]

STATE OF TENNESSEE
COUNTY OF Davidson

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

55,400.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14TH DAY OF AUG. 91

Notary Public

MY COMMISSION EXPIRES 11-9-93

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
Robert A. Moeller (NAME)	Commerce Union Bank (NAME)	150-11
3325 Towne Ridge Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	61
Antioch, TN 37013 (CITY) (STATE) (P O ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	2D 70A57

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 Blrs., Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert A. Moeller and wife Linda A. Moeller

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. 169 on the Plan of Towne Village of The Country, Section II, as of record in Book 5200, pages 176 and 177, said Register's Office.

Said Lot No. 169 fronts 65 feet on he westerly margin of Towne Ridge Drive and extends back 149 feet on the northerly line and 155.96 feet on the southerly line to a dead line in the rear measuring 66.93 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 4697, page 44, said Register's Office and by deed from Philhall Corporation of record in Book 5508, page 923, said Register's Office.

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

This is unimproved ( ) improved (XX) property, known as 3325 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 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 14TH day of AUGUST, 19 91

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) (himself) acknowledged (~~their~~ themselves) to be the Vice President and _____ respectively of the Randall Phillips Bldrs., Inc. 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 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 day of AUGUST, 19 81.

My commission expires 11-9-83

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

File Paid 43

WARRANTY DEED

FROM Randall Phillips Bldrs., Inc.

TO Robert A. Moeller

G 55455

IDENTIF. REFERENCE

AUG 17 10 57 AM '81

FELIX Z. WILSON II REGISTER
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 _____

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

5540[illegible].00- CO
144.04 CO TX
.50 PRFEE
6.00 WDEED
CHECK 150.54-
2605408/17/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 5 5 4 5 5

IDENTIF. REFERENCE T

AUG 17 10 57 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 838290