BOOK 5846 PAGE 762

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,900.00

John J. Ramaika
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28TH DAY OF JANUARY, 19 82

Notary Public

MY COMMISSION EXPIRES 11-4-83

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
John J. Ramaika (NAME)	Commerce Union Bank (NAME)	135-10
360 Clearlake Dr., West (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2516 (STREET ADDRESS)	51
Nashville, Tenn. 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37210 (CITY) (STATE) (ZIP)	2D 60766

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 John J. Ramaika and wife Jeanne T. Ramaika

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:

Land in Davidson County, Tennessee, being Lot No. 472 on the Plan of Priest Lake Park, Section VII B as of record in Book 5200, page 175, Register's Office for Davidson County, Tennessee.

Said Lot No. 472 fronts 80.72 feet on the easterly margin of Clearlake Drive and extends back 130.51 feet on the northerly line and 128.85 feet on the southerly line to a dead line in the rear measuring 115.85 feet thereon.

Being part of the same property conveyed to Philhall Corporation by deed from Waterfall Developers, Inc., of record in Book 4508, page 023, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved ( ) property, known as 360 Clearlake Dr., West Nashville Tenn. 37217
yy (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 28TH day of JANUARY, 19 82

PHILHALL CORPORATION

BY: Charles S. Wells, 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 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 Philhall Corporation 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 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 28TH day of JANUARY, 19 82

My commission expires 11-9-83

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

Philhall Corporation

TO

John J. Pamaika

G 7 7 9 6 8

IDENTIF. REFERENCE

JAN 29 3 30 PM '82

FELIX Z. HILSON 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 _____ BOOK 5846 PAGE 764

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

66900.00- CO
179.14 CO TX
.50 PRFEE
6.00 MDEED
CHECK 185.64-
0375A01/29/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G77968

IDENTIF. REFERENCE

JAN 29 3 30 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 865004