4328 04/28 132.00- 04 FX

BOOK 5878 PG 515

STATE OF TENNESSEE }
COUNTY OF Davidson }

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

48,350.00

Timothy Joe Childers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27TH DAY OF APRIL, 19 82

Notary Public

MY COMMISSION EXPIRES 11-5-83

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
Timothy Joe Childers (NAME)	Commerce Union Bank (NAME)	86-7
1004 Jackson Valley Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2516 (STREET ADDRESS)	12
Hermitage, Tenn. 37076 (CITY) (STATE) (P.O. ZIP)	Nashville, Tenn. 37210 (CITY) (STATE) (ZIP)	4D 1128

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 Timothy Joe Childers and wife Marcie Lynn Childers

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. 16 on the Plan of Jackson's Retreat, Phase I, Section I, as of record in Book 5200, page 286, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 57.86 feet on the westerly margin of Jackson Valley Road and extends back 107.60 feet on the southerly line and 97.81 feet on the northerly line to a broken line in the rear measuring 107.79 feet thereon.
Being part of the same property conveyed to Randall Phillips Builders, Inc., by deed from First American National Bank of record in Book 5588, page 278, Register's Office for Davidson County, Tenn.

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

This is improved (yy) unimproved ( ) property, known as 1004 Jackson Valley Road (House Number) (Street) Hermitage, Tenn. 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 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 27TH day of APRIL, 19 82

RANDALL PHILLIPS BUILDERS, INC.

Lunsford M. Hollins Jr.

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

STATE OF TENNESSEE }

BOOK 5878 PAGE 516

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 / 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 27TH day of APRIL, 19 82

My commission expires 11-5-83

Notary Public

WARRANTY DEED

FROM Randall Phillips Builders, Inc.

TO Timothy Joe Childers

G 8 9 0 5 7

IDENTIF. REFERENCE

APR 28 2 12 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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 5878 PAGE 517

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
			46350.00- CO	
			125.58 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 132.08-	
			4326A04/26/82 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3890577

IDENTIF. REFERENCE

APR 28 2 12 PM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 878377