1454 11/23 141.18- CHECK

H 1 8 5 4 4

IDENTIF. REFERENCE

Nov 23 9 43 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 5968 PAGE 145

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,850.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES 10-8-83

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, CORNER OF FIRST AND UNION, NASHVILLE, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John M. Sullivan (NAME)	Commerce Union Bank (NAME)	86-7
1056 Jackson's Valley Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2540 (STREET ADDRESS)	#45
Hermitage, TN 37076 (CITY) (STATE) (P. O ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	4D1141

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 John M. Sullivan and wife Virginia L. Sullivan

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. 29 on the Plan of Jackson's Retreat, Phase 1, Section 2, as of record in Book 5200, Pages 334 and 335, Register's Office for Davidson County, Tennessee.

Said Lot No. 29 fronts 75 feet on the southerly margin of Jackson's Valley Road and extends back 95 feet on the easterly line and 130 feet on the westerly line to a dead line in the rear measuring 82.77 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 5504, Page 274, 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 1056 Jackson's Valley Road (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 19TH day of NOVEMBER, 19 82

Randall Phillips Builders, Inc.

Sunford W. Hollins Jr. Vice President

BOOK 5968 PAGE 146

STATE OF TENNESSEE }

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named [illegible]

the bargainor, with whom I am personally acquainted, and who acknowledged that [illegible] executed the within instrument for the purposes therein contained. Witness my hand and official seal at [illegible], Tennessee, this [illegible] day of [illegible] 19[illegible]

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE }

Before me, the undersinged, 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 (themselves) to be the Vice President and _____ respectively of the Randall Phillips Builders, Inc. the within named bargainor, a corporation, and that (he) 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 19th day of November, 19 82.

My commission expires 11-9-83

_____
Notary Public

NOTARY PUBLIC AT LARGE

WARRANTY DEED

FROM

Randall Phillips Builders, Inc.

TO

John M. Sullivan

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
CORNER OF FIRST AND UNION
NASHVILLE, TENNESSEE 37201

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5968 PAGE 147

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

51850.00- CO
134.68 CO TX
.50 PRFEE
6.00 WDEED
CHECK 141.18-
1454A11/23/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 1 8 5 4 4

IDENTIF. REFERENCE

Nov 23 9 43 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 911862