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H 24400

IDENTIF. REFERENCE

JAN 5 9 22 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF

BOOK 5988 PAGE 385

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,900.00

Donald W. Kisner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF Dec. 1982

Notary Public

MY COMMISSION EXPIRES 1-28-83

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
Donald W. Kisner (NAME)	Commerce Union Bank (NAME)	150-11
3321 Towne Ridge Dr. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	60
Antioch, Tenn. 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37219 (CITY) (STATE) (ZIP)	2d 70466

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 Donald W. Kisner and wife, Jeannie K. Kisner

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. 168 on the Plan of Towne Village of The Country, Section II, as of record in Book 5200, pages 176 and 177, Register's Office for Davidson County, Tennessee.

Said Lot No.168 fronts 65.29 feet on the westerly margin of Towne Ridge Drive and extends back 138.14 feet on the northerly line and 140.0 feet on the southerly line to a dead line in the rear measuring 64.0 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 4687, page 44, and by deed from Philhall Corporation of record in Book 5508, page 923, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 3321 Towne Ridge Dr., Antioch, Tenn.
(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 31st day of December, 19 82

Randall Phillips Builders, Inc.

BY: [signature] V. P.

Timothy J. Ferguson, Vice President

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STATE OF TENNESSEE }

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 Timothy J. Ferguson 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 Timothy J. Ferguson as such Vice President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, Tennessee on this the 31st day of December, 19 82

My commission expires 11-5-83

_____
Notary Public

WARRANTY DEED

FROM

TO

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 _____ BOOK 5983 PAGE 387

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

059[illegible]	CO	
105.74	CO TX	
.50	MRFEE	
6.00	[illegible]	
	CHECK	162.24-
911GA01/05/83	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 4 4 0 0

IDENTIF. REFERENCE

JAN 5 9 22 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 919252