B0743

BOOK 6012 PAGE 777

STATE OF TENNESSEE }
COUNTY OF Davidson }

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF FEBRUARY, 1983.

Notary Public

MY COMMISSION EXPIRES 1/24/83

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
James T. Flynn, III (NAME)	Commerce Union Bank (NAME)	150-7
708 Country Lawn Court (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	212
Antioch, Tenn. 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	2D 73409

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 James T. Flynn, III and wife M. Daryl Flynn

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. 189 on the Plan of The Country, Section V, as of record in Book 5200, page 271 Register's Office for Davidson County, Tennessee.

Said Lot No. 189 fronts 35.96 feet on the westerly margin of Country Lawn Court and extends back 132.99 feet on the northerly line and 104.42 feet on the southerly line to a broken line in the rear measuring 148.93 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc., by deed from Robert Leland Henley and wife, Dearah Hill Henley of record in Book 4684, page 351, and by deed from Philhall Corp. of record in Book 5579, page 956, 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 708 Country Lawn Court (House Number) (Street) Antioch, Tenn. 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 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 25TH day of FEBRUARY, 19 83

Randall Phillips Builders, Inc

OFFICIAL RECEIPT

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, _____, a Notary Public within and for the State and County aforesaid, personally appeared the undersigned and Timothy J. Ferguson with whom I am personally acquainted and who upon ~~(their several oaths)~~ (his oath) acknowledged ~~(themselves)~~ (himself) to be the Vice President and _____ respectively of the Randall Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~(he)~~ (she) 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 on this the 25TH day of FEBRUARY, 19 83

My commission expires 11-9-83

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

9844 02/28-185.64- CHECK

WARRANTY DEED

FROM

Randall Phillips Builders, Inc.

TO

James T. Flynn, III

H 3 3 2 1 6

IDENTIF. REFERENCE

FEB 28 3 28 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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 _____

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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
			68900.00- CO	
			179.14 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	185.64-
9844A	02/28/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 3 2 1 6

IDENTIF. REFERENCE

FEB 28 3 28 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 931918