BOOK 6038 PAGE 105 File Box 43

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF APRIL, 19 83

Notary Public

MY COMMISSION EXPIRES 11-9-85

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 |
|---|---|---|
| Michael John MacDonald (NAME) | Commerce Union Bank (NAME) | 98-1 |
| 5117 Roxborough Drive (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 2546 (STREET ADDRESS) | 86 |
| Hermitage, Tenn. 37076 (CITY) (STATE) (P. O. ZIP) | Nashville, TN 37219 (CITY) (STATE) (ZIP) | 4D 51222 |

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 Michael John MacDonald and wife Shannon Lee MacDonald

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. 88 on the Plan of Roxborough Subdivision as of record in Book 5200, page 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 88 fronts 75.40 feet on the southerly margin of Roxborough Drive and extends back 316.34 feet on the easterly line and 276.29 feet on the westerly line to a dead line in the rear measuring 131.30 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc., by deed from Kyle R. Weems, Trustee of Hamilton Mortgage Company of record in Book 5239, page 641, Register's Office for Davidson County, Tennessee.

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

This is improved (XX) unimproved ( ) property, known as 5117 Roxborough Drive (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 13TH day of APRIL, 19 83

Randall Phillips Builders, Inc

By: [illegible] Vice President

STATE OF TENNESSEE }

BOOK 6038 PAGE 107

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~~) acknowledged (~~himself~~) 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 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 13TH day of APRIL, 19 83

My commission expires 11-9-83

Notary Public

# WARRANTY DEED

FROM Randall Phillips Builders, Inc.

TO Michael John MacDonald

H 4 1 8 5 3

IDENTIF. REFERENCE

APR 14 2 49 PM '83

FELIX A. 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 BOOK 6038 PAGE 108

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

68500.00- CO
178.10 CO TX
.50 PRFEE
6.00 WDEED
CHECK 184.60-
0222A04/14/63 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

RECEIVED FOR RECORD
APR 14 1983 AT 4:18:53 PM
TAX
IDENTIF. REFERENCE
APR 14 2 49 PM '83
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No. 941950**