File Box 43

BOOK 6048 PAGE 370

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,350.00

Kimberly Ann Watson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29Th DAY OF APRIL, 19 83.

Notary Public

MY COMMISSION EXPIRES 4-20-86

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
Paul D. Watson (NAME)	Commerce Union Bank (NAME)	85-7
1017 Carriage Way Court (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	8
Hermitage, Tenn. 37076 (CITY) (STATE) (P. O ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	4D 1103

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 Paul D. Watson and wife Kimberly Ann Watson

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. 9 on the Plan of Jackson's Retreat, Phase I, Section II, as of record in Book 5200, page 334 and 335, and amended in Book 5972, page 96, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 46.14 feet on the easterly margin of Carriage Way Court and extends back 110 feet on the northerly line and 139.64 feet on the southerly line to a broken line in the rear measuring 149.45 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 5584, 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 1017 Carriage Way Court (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 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 29Th day of APRIL, 19 83

Randall Phillips Builders, Inc.

By: Timothy J. Ferguson, Vice-President

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, 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 on this the 29th day of APRIL, 19 83

My commission expires 4-20-86

Notary Public

NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

FROM Randall Phillips Builders, Inc.

TO Paul D. Watson

H 45268

IDENTIF. REFERENCE

MAY 2 4 36 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Return to:
LAWYER'S ESCROW SERVICE
1161 MURFREESBORO ROAD, SUITE 248
NASHVILLE, TENNESSEE 37217

05/02/83 0436

4381

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6048 PAGE 372

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

5,300.00- CO
148.50 CO TX
.50 PRFEE
2.00 WDEED
CHECK 150.00-
436|4C5/02/83 BAL .0.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 45268

IDENTIF. REFERENCE

MAY 2 4 36 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 945983