BOOK 6049 PAGE 645

FILE BOX 43

STATE OF TENNESSEE }
COUNTY OF Davidson }

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

59,900.00

David E. Graham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MAY, 1983

Notary Public

MY COMMISSION EXPIRES 11-9-83

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
David E. Graham (NAME)	Commerce Union Bank (NAME)	93-1
5124 Roxborough Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	52
Hermitage, Tenn. 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	4D 51007

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 David E. Graham and wife Sherry E. Graham

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

Said Lot No. 8 fronts 101.03 feet on the northwesterly margin of Roxborough Drive and extends back 225.33 feet on the northeasterly line and 223.16 feet on the southwesterly line to a dead line in the rear measuring 33.77 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 unimproved ( ) improved (XX) property, known as 5124 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 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 3rd day of MAY, 19 83

Randall Phillips Builder, Inc

Tom Phillips Vice President

05/04 152424 CHECK

4892

STATE OF TENNESSEE }

BOOK 6049 PAGE 646

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 3RD day of MAY, 19 83.

My commission expires 11-9-83

_____
Notary Public

NOTARY PUBLIC AT LARGE

WARRANTY DEED

FROM Randall Phillips Builders, Inc.

TO David E. Graham

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

H 457.03

IDENTIF. REFERENCE

MAY 4 8 31 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF BOOK 6049 PAGE 647

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

59900.00-	CO	
165.74	CO TX	
.50	PRFEE	
6.00	WDEED	
	CHECK	162.24-
4802A05/04/83	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5703

IDENTIF. REFERENCE

H 4 8 31 AM '83

MAY

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 946458