File Box 43

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STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,350.00

Russell B. Mabrey
Affiant

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

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
Russell B. Mabrey (NAME)	Commerce Union Bank (NAME)	150-3
3260 Anderson Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	104
Antioch, Tenn. 37013 (CITY) (STATE) (P. O ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	2D 38967

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, Philhall Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Russell B. Mabrey and wife Diane W. Mabrey

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

Being Lot No. 2B on the Plan of Justin Towne, Section I, as of record in Book 5200, page 473, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the westerly right of way of Anderson Road, said point being the northeast corner of Lot 2; thence with the westerly right of way of Anderson Road in a southerly direction 40.34 feet; thence leaving said right of way North 58 degrees 14 minutes 20 seconds west 139.95 feet to a point; thence North 44 degrees 53 minutes 20 seconds East 33.09 feet to a point; thence South 61 degrees 46 minutes 03 seconds East 131.32 feet to the point of beginning containing an area of 4,909 square feet, more or less.

Being part of the same property conveyed to Philhall Corporation by deed from Robert Leland Henley and wife, Dearah Hill Henley of record in Book 4684, page 351, and by deed from Randall Phillips Builders, Inc., of record in Book 5936, page 602, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved ( ) property, known as XX 3260 Anderson Road (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 29Th day of APRIL, 19 83

Philhall Corporation

BY: Charles S. Wells

Charles S. Wells, Jr., 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 Charles S. Wells, Jr. 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 Philhall Corporation 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 Charles S. Wells, Jr. 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 11-9-83

Notary Public

NOTARY PUBLIC
STATE OF TENNESSEE
AT LARGE

WARRANTY DEED

FROM Philhall Corporation

TO Russell B. Mabrey

H 46436

IDENTIF. REFERENCE

MAY 6 2 29 PM '83

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

REF# 124.83 CHECK

5803

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
			45350.00-	CO
			117.78	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	124.28-
5803A05/06/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 6 4 3 6

IDENTIF. REFERENCE

MAY 6 2 29 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 947350