BOOK 6063 PAGE 452

File Box 43

235 05/26 164.55

STATE OF TENNESSEE
COUNTY OF Davidson

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

30,850.00

Ronald D. Ragan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd DAY OF May 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
Ronald D. Ragan (NAME)	Commerce Union Bank (NAME)	150-11
3328 Towne Ridge Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	49
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	2070478

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 Ronald D. Ragan and wife Robin L. Ragan

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. 118 on the Plan of Towne Village of The Country, Section 2, as of record in Book 5200, Page 176 and 177, Register's Office for Davidson County, Tennessee.

Lot 118 fronts 63.79 feet on the easterly margin of Towne Ridge Drive and extends back 131.49 feet on the northerly line and 132.61 feet on the southerly line to a dead line in the rear measurig 69.03 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from Elmer D. Chadwell and wife Lorene Y. Chadwell of record in Book 4687, Page 44, and by deed from Philhall Corporation of record in Book 5508, Page 923, Register's Office for Davidson County, Tennessee.

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

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
MAY 26 8 21 AM '83

IDENTIF. REFERENCE

H 5 0 0 4 0

unimproved ( )
This is improved ( ) property, known as XX 3328 Towne Ridge Drive (House Number) (Street) Antioch (P. O. Address) TN 37013 (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 23rd day of MAY, 19 83

Randall Phillips Builders, Inc.

BY: Timothy J. Ferguson, Vice President

Timothy J. Ferguson, Vice President

STATE OF TENNESSEE }

BOOK 6063 PAGE 453

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 23rd day of MAY, 19 83.

My commission expires 11-9-83

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Randall Phillips Builders Inc.

Ronald D. Ragon

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

BOOK 6063 PAGE 454

FOR

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			60650.00- CO	
			158.00 CO TX	
			.00 PRFEE	
			6.00 MDEED	
			CHECK	164.00-
			D235A05/26/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H50040 I

IDENTIF. REFERENCE

MAY 26 8 21 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 951629