File Box 43

'528 06/09 125.00

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JUNE, 1983.

Notary Public

MY COMMISSION EXPIRES 4-20-86

BOOK 6071 PAGE 712

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
Steven W. Risner (NAME)	Commerce Union Bank (NAME)	150-14
3112 Justin Towne Court (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	
Antioch, Tn 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	2D37975

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 Steven W. Risner and wife Mary Kay Risner

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:

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

BEING Lot No. 28B on the Plan of Justin Towne, Section II, as of record in Book 5200, Page 549, and amended in Book 5200, Pages 535 and 536, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the northerly right of way of Justin Towne Court, said point being the southeast corner of the easterly half of Lot No. 28; thence, with the northerly right of way North 84° 10' 00" West 26.11 feet to a point; thence, leaving said right of way North 6° 50' 44" East 46.70 feet to a point; thence, North 5° 31' 13" East 47.83 feet to a point; thence, North 5° 31' 42" East 105.80 feet to a point; thence, South 83° 43' 54" East 26.11 feet to a point; thence, South 5° 50' 00" West 200.12 feet to the point of beginning, containing an area of 5,145 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.

unimproved ( )
This is improved (XX) property, known as 3112 Justin Towne Court (House Number) (Street) Antioch, Tn 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 7th day of June, 19 83

PHILHALL CORPORATION

BY: Charles S. Wells

Charles S. Wells, Jr., Vice President

STATE OF TENNESSEE }

BOOK 6071 PAGE 713

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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 7TH day of JUNE, 1983

My commission expires 4-20-86

Notary Public

WARRANTY DEED

FROM

Philhall Corporation

TO

Steven M. Risner

H 52823

IDENTIF. REFERENCE

JUN 8 3 02 PM '83

FELIX Z. [illegible] 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 _____

BOOK 6071 PAGE 714

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
			45900.00- CO	
			115.34 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	165.34-
			3528A06/08/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 2 8 2 3

IDENTIF. REFERENCE

JUN 0 3 02 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 954846