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File Box 43

STATE OF TENNESSEE }
COUNTY OF Davidson }

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

45,000.00

Joan S. Huff
Affiant

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

Notary Public

MY COMMISSION EXPIRES 4/20/86

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
Joan S. Huff, unmarried	Commerce Union Bank	150-14
(NAME)	(NAME)	
3103 Justin Towne Court	P.O. Box 2546	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013	Nashville, TN 37219	2D38975
(CITY) (STATE) (P. O ZIP)	(CITY) (STATE) (ZIP)	

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 Joan S. Huff, unmarried

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.

LAND in Davidson County, Tennessee, BEING Lot No. 5B 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 said County, described as follows:

BEGINNING at a point in the southerly right of way of Justin Towne Court, said point being the northwest corner of the westerly half of Lot No. 5; thence, with the southerly right of way of Justin Towne Court, North 36° 49' 00" East 40 feet to a point; thence, continuing with said margin an additional 13.57 feet to a point, said point being the beginning of a curve to the right and following said curve in a northeasterly direction 36.11 feet to a point in the southerly margin of Country Way Road, said point also being the northeast corner of said lot and constituting the front common corner between Lots 5A and 5B on said Plan; thence following the common border between Lots 5A and 5B South 0° 37' 24" 31.09 feet to a point; thence, continuing with said common border South 4° 54' 27" East 47.83 feet to a point; then continuing with said common border S 19° 9' 51" East 62.11 feet to the common rear corner between said lots; thence South 48° 49' 10" West 4.36 feet to a point, said point being the rear southwest corner of Lot 5B; thence, North 45° 23' 4" West a total of 127.42 feet to the point of beginning, containing an area of 5,042 square feet, more or less.

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

Unimproved ( ) This is improved (XX) property, known as 3103 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 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 7th day of June, 19 83

Philhall Corporation

BY: 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 7th day of JUNE, 19 83

My commission expires 4-20-86

Notary Public

3890 06/03 185.84 BOOK

H 5 3 1 1 8

FROM

Philhall Corporation
TO

IDENTIF. REFERENCE

JUN 9 3 38 PM '83

FEES ... REGISTER
DAVIDSON COUNTY, T.N.

Joan D. Huff, Unmarried

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

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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
			48500.00- CO	
			115.34 CO TX	
			.50 PRFE	
			2.00 ADFD	
			CHECK	125.34-
			3090ACe/03/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 3 1 1 8

IDENTIF. REFERENCE

JUN 9 3 38 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 955199