Box 43

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 27 DAY OF July, 19 83

Notary Public

MY COMMISSION EXPIRES 11-9-83

BOOK 607 PAGE 101

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
Ralph C. Brogden, unmarried (NAME)	Commerce Union Bank (NAME)	150-14
3113 Justin Towne Court (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2515 (STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	2038975

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 Ralph C. Brogden, 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

Land in Davidson County, Tennessee, being Lot No. 8A on the Plan of Justin Towne, Section 2, 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 southerly margin of Justin Towne Court, said point being the northeast corner of the easterly half of Lot #8; thence, leaving said right of way South 21 degrees 35 minutes 53 seconds East 159.32 feet to a point; thence South 44 degrees 53 minutes 20 seconds West 43.33 feet to a point; thence North 16 degrees 52 minutes 17 seconds West 121.00 feet to a point; thence North 16 degrees 33 minutes 43 seconds West 57.53 feet to a point in the southerly right of way of Justin Towne Court; thence, along said right of way, South 84 degrees 10 minutes 00 seconds East 25.33 feet to the point of beginning and containing 5,472 square feet more or less.

Being part of the same property conveyed to Philhall Corporation by deed from Robert Leland Henley and wife Dearan 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 (XX) property, known as 3113 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 27th day of July, 19 83

Philhall Corporation

Charles S. Wells, Jr.

06/10 125.34 CHECK

4373

STATE OF TENNESSEE }

BOOK 6073 PAGE 105

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 Phillhall 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 9th day of JUNE, 19 83

My commission expires 11-9-83

Notary Public

MAIL TO: RUSH
H 5 3 2 5 0

IDENTIF. REFERENCE

JUN 10 11 28 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

Phillhall Corporation

TO

Ralph C. Broyden, 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 _____

FOR BOOK 6073 PAGE 106

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
			45900.00- CO	
			119.34 CO TX	
			.50 PRFEE	
			6.00 MDELD	
			CHECK 125.34-	
4073A06/10/83			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 3 2 5 0

IDENTIF. REFERENCE

JUN 10 11 28 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 955374