File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

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

15,900.00 Vance P. Moffatt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JUNE 19 83

Notary Public

MY COMMISSION EXPIRES 4-20-86

BOOK 6076 PAGE 90

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
Vance P. Moffatt, et al	Commerce Union Bank	2D-38975
(NAME)	(NAME)	
3114 Justin Towne Ct.	P.O. Box 2546	150-14
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013	Nashville, TN 37219	
(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 Vance P. Moffatt and Leslie M. Moffatt and wife, Carolyn G. Moffatt

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 28A on the Plan of Justin Towne, Sec. II, as of record in Book 5200, Page 549, said Register's Office, 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 26.10 feet to a point; thence, leaving said right-of-way North 5° 50' 00" East 200.52 feet to a point; thence, South 83° 43' 54" East 26.10 feet to a point; thence, S 5° 31' 42" W. 105.80 feet to a point; thence, S. 5° 31' 13" W. 47.83 feet to a point; thence, S 6° 50' 44" W 46.70 feet to the point of beginning and containing 5,313 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, said Register's Office, and by deed from Randall Phillips Builders, Inc., of record in Book 5936, Page 602, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved ( ) improved property, known as 3114 Justin Towne Court, Antioch, TN 37013
(House Number) (Street) (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 13th day of JUNE, 19 83

PHILHALL CORPORATION

By: Vice President

STATE OF TENNESSEE }

BOOK 6076 PAGE 91

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) (himself) acknowledged (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 10th day of June, 19 83

My commission expires 4-20-86

Notary Public

J. MATHERLY NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

FROM Philhall Corporation

TO Vance P. Moffatt, et al

H 54222

IDENTIF. REFERENCE

JUN 15 2 12 PM '83

FELIX Z. WILSON II 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

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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

46900.00-	CO
119.34	CO TX
.50	PRFEE
6.00	WDEED
CHECK	125.84-
5219A06/15/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 4 2 2 2

IDENTIF. REFERENCE

JUN 15 2 12 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 956489