File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JUNE, 19 83

Notary Public

MY COMMISSION EXPIRES 11-9-83

BOOK 6081 PAGE 260

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
Bruce A. Vails	Commerce Union Bank	150-11
(NAME) 3441 New Towne Road	(NAME) P.O. Box 2546	105
(STREET ADDRESS OR ROUTE NUMBER) Antioch, TN 37013	(STREET ADDRESS) Nashville, TN 37219	2D70342
(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, Randall Phillips Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bruce A. Vails and wife Judith L. Vails

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. 220 on the Plan of Towne Village of the Country, Section 3, as of record in Book 5200, page 269, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot 220, being a corner lot, fronts 87 feet on the northerly margin of New Towne Road and 65 feet on the easterly margin of South Towne Court said frontages being joined by a curve measuring 39.27 feet; the easterly line of said lot extends back 90 feet and intersects the northerly line which measures 112 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from Elmer G. 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.
Nd

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

This is (unimproved ( ) improved (XX) property, known as 3441 New Towne Road (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 17TH day of JUNE, 19 83

Randall Phillips Builders, Inc.

BY: Timothy J. Ferguson, Vice President

STATE OF TENNESSEE }

BOOK 8031 PAGE 261

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 17TH day of JUNE, 19 83

My commission expires 11-9-83

Notary Public

7237 06/23 166.14- CHECK

H 5 5 8 8 3

WARRANTY DEED

FROM

Randall Phillips Builders, Inc.

TO

Bruce A. Vails

IDENTIF. REFERENCE

JUN 23 3 01 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_____

FOR_____ BOOK 6081 PAGE 262

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
			61400.00- CO	
			159.64 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	165.14-
7237A06/23/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 558 83

IDENTIF. T REFERENCE

JUN 23 3 01 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 958445