BOOK 6094 PAGE 631

STATE OF TENNESSEE }
COUNTY OF Davidson }

File Box 43

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

Lois P. Rountree
Affiant

52,850.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JULY, 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
Lois P. Rountree, unmarried (NAME)	Commerce Union Bank (NAME)	150-11
3425 New Towne Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	109
Antioch, Tenn. 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	2D 70328

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 ~~Lois P. Rountree, unmarried and wife Henry A. McGuffey and Betty R. McGuffey~~

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. 216 on the Plan of Towne Village of The Country, Section III, as of record in Book 5200, pages 268 and 269, Register's Office for Davidson County, Tenn.

Said Lot No. 216 fronts 73.8 feet on the northerly margin of New Towne Road and extends back 179.5 feet on the westerly line annd 175.73 feet on the easterly line to a dead line in the rear measuring 25.18 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc., by deed from Elmer G. Chadwell and wie, 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, Tenn.

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

This is improved ( ) unimproved ( ) property, known as XX 3425 New Towne Road (House Number) (Street) Antioch, Tenn. 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 5TH day of JULY, 19 83

Randall Phillips Builders, Inc.

BY: _____
Timothy J. Ferguson, Vice President

07/14 143.78 - CHECK

1731

OFFICIAL RECEIPT

BOOK 6094 PAGE 632

STATE OF TENNESSEE }

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 Phillps 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 5TH day of JULY, 19 83.

My commission expires 4-25-86 Notary Public

H603111

WARRANTY DEED

FROM

Randall Phillps Builders, Inc.

TO

Lois P. Rountree, unmarried

IDENTIF. REFERENCE

JUL 14 10 27 AM '83

FELIX Z. WILSON JR. 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 6094 PAGE 633

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
			52850.00- CO	
			137.28 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	143.78-
1731	A	07/14/83	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 0 3 1 1

IDENTIF. REFERENCE

JUL 14 10 27 AM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 963466