File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,350.00

Patricia Anne Grigg
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13TH DAY OF JULY, 1983.

Notary Public

MY COMMISSION EXPIRES 4-25-86

BOOK 6095 PAGE 145

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, CORNER OF FIRST AND UNION, NASHVILLE, TN. 37201
NAME ADDRESS STATE

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Patricia Anne Grigg, unmarried (NAME)	Commerce Union Bank (NAME)	150-14
3102 Justin Towne Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	
Antioch, Tenn. 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37219 (CITY) (STATE) (ZIP)	2D 38975

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 Patricia Anne Grigg, 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. 31A on the Plan of Justin Towne, Section II, as of record in Book 5200, page 459 and amended in Book 5200, pages 535 and 536, Register's Office for Davidson County, TN.

BEGINNING at a point in the northerly right of way of Justin Towne Court, said point being the northeast corner of the westerly half of Lot 31; thence leaving said right of way S 36 degrees 49 minutes 00 seconds W 63.19 feet to a point; thence N 31 degrees 44 minutes 34 seconds W 135 feet to a point; thence N 71 degrees 25 minutes 17 seconds E 40.67 feet to a point; thence S 42 degrees 44 minutes 50 seconds E 120.13 feet to the point of beginning and containing 6,533 square feet more or less.

Being part of the same property conveyed to Philhall Corporation by deed from Robert Leland Henley and wife, Dearah 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.

This is unimproved ( ) improved (XX) property, known as 3102 Justin Towne Court (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 13TH day of JULY, 19 83

Philhall Corporation

BY: Charles S. Wells, Jr.

Charles S. Wells, Jr., Vice PRESIDENT

BOOK 6005 PAGE 147

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 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 13TH day of JULY, 19 83

My commission expires 4-20-86 _____ Notary Public

L. J. EATHERLY NOTARY PUBLIC STATE OF TENNESSEE LARGE

WARRANTY DEED

FROM Philhall Corporation

TO Patricia Anne Grigg, unmarried

H 6 0 4 6 2

IDENTIF. REFERENCE

JUL 14 3 48 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

07/14/83 CHECK

1920

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6035 PAGE 148

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
			49350.00- CO	
			128.18 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	134.68-
1920A07/14/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6.0 4 6.2

IDENTIF. REFERENCE

Jul 14 3 49 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 963653