File Box 143

BOOK 6102 PAGE 689

STATE OF TENNESSEE }
COUNTY OF Davidson }

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

55,200.00

Affiant Mohammad M. Sadeghi

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22ND DAY OF JULY 1983

Notary Public

MY COMMISSION EXPIRES 11-9-85

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
Mohammad M. Sadeghi (NAME)	Commerce Union Bank (NAME)	150-11
405 South Towne Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	104
Antioch, Tenn. 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37219 (CITY) (STATE) (ZIP)	2D 70341

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 Mohammad M. Sadeghi and wife Melissa A. West-Sadeghi

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. 221 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.

Said Lot No. 221 fronts 70.0 feet on the easterly margin of South Towne Court and extends back 214.24 feet on the northerly line and 112.00 feet on the southerlyline to a dead line in the rear measuring 123.90 feet thereon.

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

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

07/27 150.02- CHECK

This is improved ( ) unimproved ( ) property, known as XX 405 South 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 22ND day of JULY, 19 83

Randall Phillips Builders, Inc.

BY: Timothy J. Ferguson, Vice President

4877

STATE OF TENNESSEE }

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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 (~~their several oaths~~) (his oath) acknowledged (~~themselves~~) (himself) to be the Vice President and _____ respectively of the Randall Puillips Builders, Inc. the within named bargainor, a corporation, and that (he) as such Vice President and _____ (they) , 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 22ND day of JULY, 19 83.

My commission expires 11-9-83

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM
Randall Puillips Builders, Inc.

TO
Mohammad M. Sadeghi

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
CORNER OF FIRST AND UNION
NASHVILLE, TENNESSEE 37201

H 6 2 9 5 7

IDENTIF. REFERENCE

Jul 27 9 13 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 6102 PAGE 891

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			55200.00- CO	
			143.52 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	150.02-
4877A	07/27/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 2 9 5 7

IDENTIF. REFERENCE

JUL 27 9 13 AM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 966528