File Box 48

BOOK 6106 PAGE 215

STATE OF TENNESSEE }
COUNTY OF Davidson }

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

75,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28TH DAY OF JULY, 19 83

Notary Public

MY COMMISSION EXPIRES 11-25-85

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
Daniel Sarmiento (NAME)	Commerce Union Bank (NAME)	150-7
3225 Country Lawn Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	163
Antioch, Tenn. 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37219 (CITY) (STATE) (ZIP)	2D 73192

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 Daniel Sarmiento and wife Sheila Sarmiento

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. 203 on the Plan of The Country, Section 5, as of record in Book 5200, pages 271 and 272, Register's Office for Davidson County, Tennessee.

Said Lot No. 203 fronts 80 feet on the easterly margin of Country Lawn Drive and extends back between parallel lines 125 feet to a dead line in the rear measuring 80 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc., by deed from Robert Leland Henley and wife, Dearah Hill Henley of record in Book 4684, page 351, and by deed from Philhall Corporation of record in Book 5579, page 956, Register's Office for Davidson County, Tn.

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

This is unimproved ( ) improved (XX) property, known as 3225 Country Lawn Drive (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 28TH day of JULY, 19 83

Randall Phillips Builders, INc.

BY: Timothy J. Ferguson, Vice President

Timothy J. Ferguson, Vice President

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~~ Timothy J. Ferguson, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon ~~(his oath) (her oath)~~ (their several oaths) acknowledged ~~(himself) (herself)~~ (themselves) to be the Vice President and _____ respectively of the Randall Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~(he) (she)~~ (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 28TH day of JULY, 19 83

My commission expires 11-9-83

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM Randall Phillips Builders, Inc.

TO Daniel Sarmiento

H 63894

IDENTIF. REFERENCE

JUL 29 4 18 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

07/29 203.34 - CHECK

5006

OFFICIAL RECEIPT

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

RECEIVED OF _____

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FOR _____

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
			75900.00- CO	
			197.34 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	203.84-
6006A	07/29/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 3 8 9 4

IDENTIF. REFERENCE

JUL 29 4 10 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 967633