File Box 43

BOOK 6122 PAGE 123

STATE OF TENNESSEE }
COUNTY OF Davidson }

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

73,900.00

Alice M. Leighty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF AUGUST, 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, TENN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Peter M. Leighty et ux (NAME)	Commerce Union Bank (NAME)	93-1
5165 Roxborough Drive (STREET ADDRESS OR ROUTE NUMBER)	One Union St. (STREET ADDRESS)	70
Hermitage, Tenn. 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37201 (CITY) (STATE) (ZIP)	4D 51210

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 Harry Edward Phillips and wife, Janice Phillips

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peter M. Leighty and wife Alice M. Leighty

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. 76 on the Re-subdivision of Lots 74-85 on the plan of Roxborough Subdivision as of record in Book 5200, page 238, Register's Office for Davidson County, Tennessee.

Said Lot No. 76 fronts 120 feet on the southerly margin of Roxborough Drive and extends back 257.99 feet on the northeasterly line and 253.95 feet on the southwesterly line to a dead line in the rear measuring 31.47 feet thereon.

Being the same property conveyed to Harry Edward Phillips by deed from Randall Phillips Builders, Inc., of record in Book 6044, page 69, Register's Office for Davidson County, Tennessee.

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

Janice Phillips, wife of the above named Harry Edward Phillips joins in this conveyance for the purpose of conveying any right and title that she may now, or at any time in the future, have in subject property, especially her marital rights.

This is improved (XX) unimproved ( ) property, known as 5165 Roxborough Drive (House Number) (Street) Hermitage, Tenn. 37076 (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 our hand this 22ND day of AUGUST, 19 83

Harry Edward Phillips

X Janice Phillips

Harry Edward Phillips

Janice Phillips

STATE OF TENNESSEE }

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County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Harry Edward Phillips~~ and wife, Janice Phillips

the bargainor~~s~~, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22ND day of AUGUST, 1983.

Commission expires 4/20/86

Notary Public

STATE OF TENNESSEE }

Before me, _____, 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) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

_____ Notary Public

WARRANTY DEED

FROM Harry Edward Phillips

TO Peter M. Leighty

H 6.9 1 7.7

IDENTIF. REFERENCE

AUG 24 2 27 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

2209 [illegible] 198.64 - CHECK

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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

73900.00- CO
192.14 CO TX
.50 PRFEE
6.00 MDEED
CHECK 198.64-
220SAC8/84/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H S 9 1 7 7

IDENTIF. REFERENCE

AUG 24 2 27 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 973660