This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, TN 37238

Fee $5

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Maurice D. Gilbert	Third National Mortgage Company	150-3-13
(NAME)	(NAME)	
3121 Justin Towne Court	P. O. Box 2628	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013	Nashville, TN 37219 BOOK 6123 PAGE 409	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- ($10.00) ---------- Dollars,

cash in hand paid by Maurice D. Gilbert, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

PHILHALL CORPORATION

has this day bargained and sold, and do hereby transfer and convey unto the said Maurice D. Gilbert, his (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 10A on the Plan of Justin Towne, Section 2, as of record in Book 5200, page 549 and amended in Book 5200, pages 535 and 536, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the south margin of Justin Towne Court at the common corner with Lot 10B; thence south 7 deg. 21 min. 4 sec. east 36.73 feet to a point; thence south 13 deg. 0 min. 28 sec. east 50.21 feet to a point; thence south 2 deg. 06 min. 03 sec. east 41.17 feet to a point; thence south 18 deg. 33 min. 10 sec. west 77.45 feet to a point; thence eastwardly 45.19 feet to a point, the common corner with Lot No. 9B; thence north 2 deg. 06 min. 03 sec. west 203.71 feet to a point in the southerly margin of Justin Towne Court; thence with said margin 30.42 feet westwardly to the point of beginning.

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 owners certificate, 30-foot setback line from Justin Towne Court, a 10-foot easement for public utilities and drainage along the rear line of premises, an anchor easement located at the northeast front corner and note as shown on plan of record in book 5200, page 535, said Register's Office; and to restrictive covenants of record in book 6067, page 33, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater for this transfer is $ 45,900.00

Subscribed and sworn to before me, this the 24th day of August 19 83

Affiant

My commission expires: 11/8/84 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 3121 Justin Towne Court, Antioch, TN 37013 (House Number) (Street) P. O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Maurice D. Gilbert, his (successors), heirs and assigns forever. Grantor does covenant that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except taxes for 1983 which are prorated and assumed by the grantee.

Grantor does further covenant and bind itself, its successors heirs and representatives, to warrant and forever defend the title to said real estate to said Maurice D. Gilbert, his (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 24th day of August, 19 83, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

PHILHALL CORPORATION

By Charles S. Wells

Charles S. Wells, Jr., Vice President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *a Notary Public in and for said County and State,* .....

..... *the within named 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*.....

..... *Notary Public*

Commission expires .....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Mary E. Neely *a Notary Public of the State and County aforesaid, personally appeared* Charles S. Wells, Jr. *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Vice President *of the* Philhall Corporation *the within named bargainor, a corporation, and that* he *as such* Vice President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Vice President

Witness my hand and seal, at office in Nashville, Tennessee *this* 24th *day of* August, *19* 83

Mary E. Neely *Notary Public*

Commission expires 4/8/84

2705 08/26 127.84- CHECK

WARRANTY DEED

FROM

Philhall Corporation

TO

Maurice D. Gilbert

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238
G-243269

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

FELIX A. ROBERTSON, REGISTER
DAVIDSON COUNTY, TN
AUG 26 10 47 AM '83

IDENTIF. REFERENCE

H 6 9 6 1 2

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6123 PAGE 411

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
			45900.00- CO	
			121.34 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	127.84-
2705AUG/26/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 9 6 1 2

IDENTIF. REFERENCE

AUG 26 10 47 AM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 974140