File Box 43

BOOK 6144 PAGE 265

STATE OF TENNESSEE }
COUNTY OF Davidson }

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

68,500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF SEPTEMBER, 1983.

Notary Public

MY COMMISSION EXPIRES 4-26-86

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
Theodore Scott Richardson (NAME)	Commerce Union Bank (NAME)	98-1
5157 Roxborough Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	76
Hermitage, Tenn. 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37219 (CITY) (STATE) (ZIP)	04D 51212

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 Theodore Scott Richardson and wife Eugenia B. Richardson

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 through 85 of the Roxborough Subdivision as of record in Book 5200, page 238, Register's Office for Davidson County, Tennessee.

Said Lot No. 76 fronts 90 feet on the southeasterly margin of Roxborough Drive and extends back 204.63 feet on the northerly line and 197.99 feet on the southerly line to a broken line in the rear measuring 91.4 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc., by deed from Kyle R. Weems, Trustee of Hamilton Mortgage Company of record in Book 5239, page 641, Register's Office for Davidson County, Tennessee.

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

This is improved (XX) unimproved ( ) property, known as 5157 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 seised 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 26th day of SEPTEMBER, 19 83

RANDALL PHILLIPS BUILDERS, INC.

By: Timothy J. Ferguson, Vice President

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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 Timothy J. Ferguson

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 Randall Phillips Builders, Inc.

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 ~~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 26TH day of SEPTEMBER, 19 83

My commission expires 4-20-86

Notary Public

WARRANTY DEED

FROM Randall Phillips Builders, Inc.

TO Theodore Scott Richardson

H 7.5878

IDENTIF. REFERENCE

SEP 26 4 12 PM '83

REGISTER
DAVIDSON COUNTY, TN

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

168 ... 09/26/83 ... 60- 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

68500.00- CO
178.10 CO TX
.50 PRFEE
6.00 WDEED
CHECK 184.60-
0166A09/26/63 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 75878

IDENTIF. REFERENCE

SEP 26 4 12 PM '63

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 981384