File Box 43

BOOK 6164 PAGE 70

STATE OF TENNESSEE
COUNTY OF Davidson

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

46,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF OCTOBER, 19 83

Notary Public

MY COMMISSION EXPIRES 4/20/84

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
Deborah L. Hartley, unmarried	Third National Mortgage Co.	150-3
(NAME)	(NAME)	
3104 Justin Towne Court	P. O. Box 2628	117
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tenn. 37013	Nashville, Tenn. 37219	2072205
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Philhall Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Deborah L. Hartley, unmarried

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. 308 on the Plan of Justin Towne Section II as of record in Book 5200, page 459 and re-recorded as Zone Lot Division of Lots 6, 7, and 30 in Book 5200, page 618, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northerly right of way of Justin Towne Court said point being the southwest corner of the easterly half of Lot 30; thence leaving said right of way North 21 degrees 39 minutes 40 seconds West 33.44 feet to a point; thence North 21 degrees 44 minutes 28 seconds West 49.23 feet to a point; thence North 18 degrees 17 minutes 17 seconds West 84.94 feet to a point; thence South 48 degrees 03 minutes 46 seconds East 34.21 feet to a point; thence South 31 degrees 44 minutes 34 seconds East 135 feet to a point in the northerly right of way of Justin Towne Court; thence with said margin along a curve 44 feet to the point of beginning and containing 4,541 square feet, more or less.

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 any and all existing restrictions and easements of record.

This is improved (XX) unimproved ( ) property, known as 3104 Justin 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 25th day of OCTOBER, 19 83

Philhall Corporation

BY: Charles S. Wells, Jr.

Charles S. Wells, Jr., Vice President

STATE OF TENNESSEE }

BOOK 6164 PAGE 71

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 Charles S. Wells, Jr. 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 Philhall Corporation 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 Charles S. Wells, Jr. 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 25th day of OCTOBER, 19 83

My commission expires 4/20/86

_____
Notary Public

WARRANTY DEED

FROM Philhall Corporation

TO Deborah L. Hartley, unmarried

H 8 2 5 2 6

IDENTIF. REFERENCE

OCT 26 3 26 PM '83

REGISTER
DAVIDSON COUNTY, TN

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

10/26 *28.44 CHECK

3021

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

RECEIVED OF _____

FOR _____ BOOK 6164 PAGE 72

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

46900.00- CAMT.
121.94 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 128.44-
8021A10/26/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H82526

IDENTIF. REFERENCE

OCT 26 3 26 PM '83

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 988994