File Box 43

BOOK 6170 PAGE 191

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,000.00

William Ritchie Pigue
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1ST DAY OF NOVEMBER, 1983

Notary Public

MY COMMISSION EXPIRES 1/15/83

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 |
|---|---|---|
| Michael J. Philbin (NAME) | Commerce Union Bank (NAME) | 150-3 |
| 3119 Justin Towne Ct. (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 2546 (STREET ADDRESS) | 109 |
| Antioch, Tenn. 37013 (CITY) (STATE) (P. O. ZIP) | Nashville, Tenn. 37219 (CITY) (STATE) (ZIP) | 2072142 |

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 Michael J. Philbin and William Ritchie Pigue d/b/a Justin Town Properties, a Partnership

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. 98 on the Plan of Justin Towne Subdivision, Section II, in Book 5200, page 459 and re-recorded as Zone Lot Division of Lots 8, 9, 10, 11 and 12 in Book 5200, page 535, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southerly right of way of Justin Towne Court, said point being the northeast corner of the westerly half of Lot 9; thence leaving said right of way south 02 degrees 31 minutes 14 seconds west 36.65 feet to a point; thence south 03 degrees 48 minutes 22 seconds west 50.21 feet to a point; thence south 2 degrees 06 minutes 03 seconds east 41.17 feet to a point; thence south 25 degrees 25 minutes 15 seconds east 92.84 feet to a point; thence north 84 degrees 44 minutes 57 seconds west 54.71 feet to a point; thence north 02 degrees, 06 minutes 03 seconds west 203.71 feet to a point in the southerly right of way of Justin Towne Court; thence with said right of way south 84 degrees 10 minutes 00 seconds east 30 feet to the point of beginning and containing 5,695 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 502, Register's Office for Davidson County, Tennessee.

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

This is unimproved ( ) improved (XX) property, known as 3119 Justin Towne Ct. (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 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 1ST day of NOVEMBER, 19 83

Philhall Corporation

Vice President

CHECK 11/04 126.10- 365

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, a Notary Public within and for the State and County aforesaid, personally appeared Charles S. Wells, Jr. 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 1ST day of NOVEMBER, 19 83

My commission expires 11-5-83

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM
Philhall Corporation

TO
Michael J. Philbin

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

H 8 4 5 1 0

IDENTIF. REFERENCE

NOV 4 1 02 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**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 |
|---|---|---|---|---|

46000.00- CAMT.
119.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 126.10-
0365A11/04/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 8 4 5 1 0

IDENTIF. REFERENCE

Nov 4 | 02 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 991266