OFFICIAL RECEIPT

File Box 43

STATE OF TENNESSEE }
COUNTY OF Davidson }

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

+ Michael K. Kane
Affiant

45,900.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF NOVEMBER 19 83

Notary Public

MY COMMISSION EXPIRES 4/20/86

BOOK 6176 PAGE 49

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 K. Kane, unmarried (NAME)	Commerce Union Bank (NAME)	150-2
3134 Justin Towne Ct. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2545 (STREET ADDRESS)	117
Antioch, Tenn. 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37201 (CITY) (STATE) (ZIP)	0272136

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 K. Kane, 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. 23A on the Plan of Zone Lot Division of Lots 13, 16, 23, and 24 Justin Towne, Section II recorded as a re-subdivision of Lots 13 through 26 in Plat Book 5200, page 588 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 Lot No. 23; thence leaving said right of way north 5 degrees 50 minutes 00 seconds east 201.83 feet to a point; thence south 83 degrees 43 minutes 54 seconds east 30.00 feet to a point; thence south 6 degrees 13 minutes 58 seconds west 100.04 feet to a point; thence south 5 degrees 40 minutes 03 seconds west 48.65 feet to a point; thence south 5 degrees 13 minutes 42 seconds west 52.92 feet to a point in the northerly right of way; thence with the said right of way north 84 degrees 10 minutes 00 seconds west 30.00 feet to the point of beginning and containing an area of 5,971 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 4564, 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.

CHECK 11/15 128.44-

This is unimproved ( ) improved ( ) property, known as XX (House Number) 3134 Justin Towne (Street) Ct. (P. O. Address) Antioch (City or Town) Tenn. 37013 (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 14th day of NOVEMBER, 19 83

2721

OFFICIAL RECEIPT

STATE OF TENNESSEE }

BOOK 6176 PAGE 50

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 14th day of November, 19 83.

My commission expires 4/20/86

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM Philhall Corporation

TO Michael K. Kane, unmarried

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

H86469

IDENTIF. REFERENCE

Nov 15 10 42 AM '83

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK S176 PAGE 51

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 129.44-
2721A11/15/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H86469

IDENTIF. REFERENCE

Nov 15 10 42 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 993540