OFFICIAL RECEIPT

File Box 43

BOOK 6176 PAGE 381

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,900.00

Stanley A. Fritts
Affiant

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

Notary Public

MY COMMISSION EXPIRES 4/20/85

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
Stanley A. Fritts (NAME)	Commerce Union Bank (NAME)	150-2
3145 Justin Towne Ct. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	120
Antioch, Tenn. 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37219 (CITY) (STATE) (ZIP)	2D72175

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 Stanley A. Fritts and wife Diane L. Fritts

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. 20A of the Zone Lot Division of Lots 15, 17 and 20 Justin Towne Resubdivision of Lots 13 through 26, Section II, as of record in Book 5200, page 619, 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 westerly half of Lot 20; thence leaving said right of way north 27 degrees 20 minutes 23 seconds west 227.55 feet to a point; thence south 83 degrees 43 minutes 54 seconds east 79.49 feet to a point; thence south 16 degrees 37 minutes 37 seconds east 95.41 feet to a point; thence south 6 degrees 18 minutes 09 seconds east 43.88 feet to a point; thence south 11 degrees 03 minutes 55 seconds east 55.00 feet to a point in the northerly right of way of Justin Towne Court; thence with said margin along a curve 17.93 feet to the point of beginning and containing 9,770 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 improved ( ) unimproved ( ) property, known as 3145 Justin Towne Ct. Antioch, Tenn. 37013
(House Number) (Street) (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 14th day of NOVEMBER, 19 83

Philhall Corporation

BY: Charles S. Wells, Jr., Vice President

OFFICIAL RECEIPT

STATE OF TENNESSEE }

BOOK 6176 PAGE 382

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

WARRANTY DEED

FROM Philhall Corporation

TO Stanley A. Fritts

H 8 6 5 7 9

IDENTIF. REFERENCE

Nov 15 3 17 PM '83

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

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

11/15 120.44 CHECK

2834

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6176 PAGE 383

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-	
			2834A11/15/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H8657.9

T. IDENTIF. REFERENCE

Nov 15 3 17 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 993651