OFFICIAL RECEIPT

File Box 43

BOOK 6178 PAGE 555

STATE OF TENNESSEE
COUNTY OF Davidson

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

$1,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF NOVEMBER, 1983

Notary Public

MY COMMISSION EXPIRES 4-20-86

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
Thomas Dudley Cowan (NAME)	Commerce Union Bank (NAME)	150-10
3426 Township Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2543 (STREET ADDRESS)	75
Antioch, Tenn. 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37219 (CITY) (STATE) (ZIP)	2069441

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 Thomas Dudley Cowan and wife Lyndell L. Cowan

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. 273 on the Plan of Towne Village of the Country, Section III as of record in Book 5200, pages 268 and 269, Register's Office for Davidson County, Tennessee.

Said Lot No. 273 fronts 65 feet on the southerly margin of Township Road and extends back between parallel lines 145 feet to a dead line in the rear measuring 65 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from Elmer G. Chadwell and wife Lorene Y. Chadwell of record in Book 4537, page 14, and by deed from Philhall Corporation of record in Book 5503, page 923, Register's Office for Davidson County, Tennessee.

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

H87297

IDENTIF. REFERENCE

Nov 10 1 48 PM 83

FILED IN THE OFFICE OF THE REGISTER OF DAVIDSON COUNTY, TN

CHECK This is unimproved ( ) improved ( ) property, known as 3426 Township Road (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 17th day of NOVEMBER, 19 83

Randall Phillips Builders, Inc.

BY: Timothy J. Ferguson, Vice President

11/18 166.14 - 3708

OFFICIAL RECEIPT

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 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) as such Vice President and _____, being authorized (they) 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 21st day of NOVEMBER, 19 83

My commission expires 4-20-86 Lonella J. Lathrop Notary Public

WARRANTY DEED

FROM Randall Phillips Builders, Inc.

TO Ronda Valley Corp.

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

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

RECEIVED OF _____

FOR BOOK 6178 PAGE 557

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

61400.00- CAMT.
159.64 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 166.14-
3708A11/18/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H87297.

IDENTIF. REFERENCE

Nov 10 1 48 PM '83

FELIX Z. WILSON, Register
DAVIDSON COUNTY, TN

No. 994490