BOOK 6182 PAGE 698

File Box 43

STATE OF TENNESSEE }
COUNTY OF }

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

Carol Marie Balint
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF November, 1983.

Notary Public

MY COMMISSION EXPIRES 4-2-88

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
Carol Marie Balint (NAME)	Commerce Union Bank (NAME)	150-3
3109 Justin Towne Ct. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	107
Antioch, Tenn. 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37219 (CITY) (STATE) (ZIP)	2D 72136

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 Carol Marie Balint, 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:

Being Lot 7A 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 southerly right of way of Justin Towne Court said point being the northeast corner of the easterly half of Lot 7; thence leaving said right of way S 32° 42' 41" East 131.61 feet to a point; thence S 44° 53' 20" W 44.72 feet to a point; thence N 25° 47' 54" W 45.97 feet to a point; thence N 27° 05' 39" W 44.19 feet to a point; thence N 26° 55' 56" W 53.25 feet to a point in the southerly right of way of Justin Towne Court; thence with said right of way along a curve 28.50 feet to the point of beginning and containing 4,963 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 easements and restrictions of record.

This is unimproved (X) improved ( ) property, known as 3109 Justin Towne Court, 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 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 25th day of November, 19 83

Philhall Corporation

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

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 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, Tenn. on this the 25th day of November, 19 83

My commission expires 4-20-86

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE

WARRANTY DEED

FROM

TO

H 8 8 6 6 0

IDENTIF. REFERENCE

Nov 28 3 02 PM '83

FEE & TAX REGISTER
DAVIDSON COUNTY, TN

RUSH

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

CHECK

5359

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

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	PRFEE
	VD		6.00-	PRFEE
			6.00	WDEED
			CHECK	128.44-
5359A	11/28/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H88660

IDENTIF. REFERENCE

NOV 28 3 03 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 996101