File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

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

Carilu Ann Buchanan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF February 19 84

Notary Public

MY COMMISSION EXPIRES 4-24-87

BOOK 6191 PAGE 718

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
James Mary Buchanan (NAME)	Commerce Union Bank (NAME)	85-3
1405 Adam Knoll (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2543 (STREET ADDRESS)	2
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O ZIP)	Nashville, Tenn. 37219 (CITY) (STATE) (ZIP)	103

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 James Mary Buchanan and wife Carilu Ann Buchanan

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. 152, Jackson's Retreat, Phase III, as of record in Book 5200, pages 517 and 518, Register's Office for Davidson County, Tennessee.

Said Lot No. 152, being a corner lot, fronts 55.14 feet on the northerly margin of Adams Knoll and fronts 55.02 feet on the westerly margin of Adams Knoll Court; said frontages being joined by a curve measuring 41.35 feet; the westerly line of said lot extends back 111.00 feet to the northerly line which measures 75.55 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from First American National Bank of record in Book 5504, page 274, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved ( ) property, known as 1405 Adam Knoll Hermitage, Tennessee 37076
(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 5th day of DECEMBER, 19 83

Randall Phillips Builders, Inc.

By: _____, Vice President

STATE OF TENNESSEE }

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 _____ (they) _____, being authorized 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 9th day of December, 19 83

My commission expires 4-20-86

Notary Public

ATTORNEY AT LAW NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

WARRANTY DEED

FROM Randall Phillips Builders, Inc.

TO James Murray Alderman

491302

IDENTIF. REFERENCE

DEC 9 3 09 PM '83

REGISTER
DAVIDSON COUNTY, TN

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

12/09 169.43 CHECK

3588

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

RECEIVED OF _____

FOR _____

BOOK 6191 PAGE 720

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

62350.00- CAMT.
161.98 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 168.48-
8588A12/09/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

91-302

IDENTIF. REFERENCE

Dec 9 3 09 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 999228