File Box 43

BOOK 6197 PAGE 331

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,900.00

X Lori C. Warner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 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
Major R. Warner (NAME)	Commerce Union Bank (NAME)	150-2
3135 Justin Towne Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2545 (STREET ADDRESS)	113
Antioch, Tenn. 37013 (CITY) (STATE) (P. O ZIP)	Nashville, Tenn. 37219 (CITY) (STATE) (ZIP)	20 72181

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 Major R. Warner and wife Lori C. Warner

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 No. 22B of Justin Towne, Resubdivision of Lots 13 through 26, of record in Book 5200, page 528 and re-recorded as Zone Lot Division of Lots 16,21 and 22 of record in Book 5200, page 681, 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 easterly half of Lot 22; thence leaving said right of way N 5 degrees 34 minutes 59 seconds east 58.19 feet to a point; thence N 5 degrees 53 minutes 54 seconds east 44.27 feet to a point; thence N 5 degrees 57 minutes 00 seconds east 99.60 feet to a a point; thence south 83 degrees 43 minutes 54 seconds east 30 feet to a point; thence south 5 degrees 50 minutes 00 seconds west 201.83 feet to a point in the northerly right of way of Justin Towne Court; thence with said right of way north 84 degrees 10 minutes 00 seconds west 30 feet to the point of beginning and containing 6,086 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.

CHECK ( ) unimproved ( ) This is improved (X) property, known as 3135 Justin Towne Court Antioch, Tenn. 37013
(House Number) (Street) (P. O Address) (City or Town) (Postal Zip)

12/20 128.44 - 839

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 15th day of December, 19 83

PHILHALL CORPORATION

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

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 on this the 15TH day of DECEMBER, 19 83

My commission expires 4-20-86

Notary Public

WARRANTY DEED

FROM Philhall Corporation

TO Major R. Warner

IDENTIF. REFERENCE

H93051

Dec 20 10 53 AM '83

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 6197 PAGE 333

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-
0839A12/20/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 93051

IDENTIF. REFERENCE

DEC 20 10 58 AM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1410