File Box 43

FORM NO. WD-1

BOOK 6211 PAGE 559

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,900.00

Frances W. Rains
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF January, 19 84

Notary Public

MY COMMISSION EXPIRES: 4-20-86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawyers Escrow, Inc., One Union Street, Nashville, Tn 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS.
Frances W. Rains (NAME)	same (NAME)	150-10
3425 Towneship Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	78
Antioch, Tenn. 37013 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	2D 69476

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 Frances W. Rains, 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 No. 270 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. 270 fronts 65 feet on the northerly margin of Towneship Road and extends back 190.88 feet on the westerly line and 197.57 feet on the easterly line to a dead line in the rear measuring 65.34 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 4687, page 44 and by deed from Philhall Corporation of record in Book 5508, page 923, Register's Office for Davidson County, Tennessee.

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

CHECK 5185 '01/10 '146.64-

This is unimproved ( ) improved (X) property, known as 3425 Towneship Road, 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 6th day of January, 19 84

Randall Phillips Builders, Inc.

BY:

Timothy J. Ferguson, Vice President

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STATE OF TENNESSEE
Davidson County

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
Davidson County

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 ~~(their several oaths)~~ (his oath) acknowledged ~~(themselves)~~ (himself) 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, Tennessee on this the 6th day of January, 19 84

My commission expires 4-20-86

Notary Public

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
Frances W. Rains

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

H96646

IDENTIF. REFERENCE

JAN 10 10 46 AM '84

FELIX Z. WHITESELL REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6211 PAGE 561

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
			53900.00- CAMT.	
			140.14 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 146.64-	
			5185A01/10/84 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 9 6 6 4 6

IDENTIF. REFERENCE

JAN 10 10 46 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 5639