BOOK 6048 PAGE 407

File Box 43

STATE OF TENNESSEE }
COUNTY OF Davidson }

I (WE) MAKE OATH THAT THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,350.00

Diana L. Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29Th DAY OF APRIL, 1983

Notary Public

MY COMMISSION EXPIRES 4-20-86

re-record

BOOK 6218 PAGE 792

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. 1161 MURFREESBORO RD, SUITE 248 NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Eddy H. Walker (NAME)	Commerce Union Bank (NAME)	86-7
1021 Jackson's Valley Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	61
Hermitage, Tenn. 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	4D 1174

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 Eddy H. Walker and wife Diana L. Walker

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. 45 on the Plan of Jackson's Retreat, Phase I, Section II, as of record in Book 5200, pages 334 and 335 and amended in Book 5972, page 96, Register's Office for Davidson County, Tennessee.

Said Lot No. 45 fronts 65 feet along the northerly margin of Jackson's Valley Road and extends back 256.94 feet on the westerly line and 254.46 feet on the easterly line, said boundary lines intersecting at a point in the rear.

Being part of the same property conveyed to Randall Phillips Builders, Inc., by deed from First American National Bank of record in Book 5584, page 274, Register's Office for Davidson County, Tennessee.

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

This document is re-recorded for the purpose of correcting the call along the northerly margin of Jackson's Valley Road to 65 feet in lieu of 60 feet previously recorded on May 2, 1983 at 4:41 PM.

CHECK This is unimproved ( ) improved (XX) property, known as 1021 Jackson's Valley Road (House Number) (Street) Hermitage, Tenn. 37076 (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 29TH day of APRIL, 1983

Randall Phillips Builders, Inc.

By: Timothy J. Ferguson, Vice-President

01/23 6.00-

9074

STATE OF TENNESSEE }

BOOK 6218 PAGE 793 (b-Record)

BOOK 6048 PAGE 408

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 oath) 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) (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 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 29th day of APRIL, 19 83

My commission expires 4-20-86

Notary Public

NOTARY PUBLIC AT LARGE, STATE OF TENNESSEE

WARRANTY DEED

FROM

Randall Phillips Builders, Inc.

TO

Eddy H. Walker

H 45273

IDENTIF. REFERENCE

MAY 2 4 41 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Return to:
LAWYER'S ESCROW SERVICE
1161 MURFREESBORO ROAD, SUITE 248
NASHVILLE, TENNESSEE 37217

Recorded
7:11 AM
JAN 23 1984

IDENTIF. REFERENCE

JAN 23 9 52 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

4388 05/02 139.80 CHECK