OFFICIAL RECEIPT

File Box 43

STATE OF TENNESSEE }
COUNTY OF Davidson }

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

58,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JANUARY 19 84

Notary Public

MY COMMISSION EXPIRES 4-20-84

BOOK 6223 PAGE 90

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 |
|---|---|---|
| Robert Lee Jones et ux (NAME) | Commerce Union Bank (NAME) | 86-8 |
| 404 Autumn Knoll Court (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 2546 (STREET ADDRESS) | 5 |
| Hermitage, Tenn. 37076 (CITY) (STATE) (P. O. ZIP) | Nashville, Tenn. 37219 (CITY) (STATE) (ZIP) | 4D00038 |

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 Robert Lee Jones and wife Lucille Jones

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

Beginning at a point in the northerly right of way of Autumn Knoll Court, said point being the common corner of Lots 159 and 160; thence leaving said right of way north 31 degrees 59 minutes 16 seconds east 189.74 feet to a point in the southerly margin of Old Lebanon ~~Dirt Road~~, thence with said southerly margin and in an easterly direction 19.48 feet to a point which is the common corner of Lots 153, 154 and 159; thence leaving said margin north 3 degrees 03 minutes 48 seconds east 168.28 feet to a point which point is the common corner of Lots 155, 157 and 159; thence north 74 degrees 57 minutes 35 seconds east 95 feet to a point in the northerly right of way of Autumn Knoll Court; thence with said right of way and in a westerly direction 30.00 feet to the point of beginning.

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 is unimproved ( ) improved (XX) property, known as 404 Autumn Knoll Court (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 27TH day of JANUARY, 19 84

Randall Phillips Builders, Inc.

BY: Vice President

Timothy J. Ferguson, Vice President

OFFICIAL RECEIPT

STATE OF TENNESSEE }

BOOK 6223 PAGE 91

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) (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 27TH day of JANUARY, 19 84.

My commission expires 4-20-86

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM Randall Phillips Builders, Inc.

TO Robert Lee Jones

I 0 0 5 2 6

IDENTIF. REFERENCE

JAN 30 3 41 PM '84

FELIX [illegible]
DAVIDSON COUNTY, TN

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

01/30 *158.36 CHECK

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

RECEIVED OF _____ BOOK 6223 PAGE 92

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 |
|---|---|---|---|---|
| | | | 58400.00- CAMT. | |
| | | | 151.84 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 158.34- | |
| 9817A01/30/84 | | | BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

RECEIVED FOR RECORD
JUL 30 9 04 AM 1984
REGISTER'S OFFICE

No. 10131