File Box 43

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,150.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 19 84

Notary Public

MY COMMISSION EXPIRES 4/20/86

BOOK 6224 PAGE 891

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
Ronnie Smith et ux (NAME)	Commerce Union Bank (NAME)	150-10
3417 Towneship Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	80
Antioch, Tenn. 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37219 (CITY) (STATE) (ZIP)	2D69474

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 Ronnie Smith and wife Crateena Smith

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. 268 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 268 fronts 65.00 feet on the northerly margin of Towneship Road and extends back 189.1 feet on the westerly line and 179.04 feet on the easterly line to a dead line in the rear measuring 65.77 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 restrictions and easements of record.

100997

IDENTIF. REFERENCE

FEB 2 8 35 AM '84

FELIX Z. WHITSON JR. REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved ( ) property, known as 3417 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 31ST day of JANUARY, 19 84

Randall Phillips Builders, Inc.

BY: [signature]

Timothy J. Ferguson, Vice President

02/02 154.96- CHECK

378

STATE OF TENNESSEE }

BOOK 6224 PAGE 892

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 31st day of JANUARY, 19 84

My commission expires 4-20-86

Lovell J. Rutherly
Notary Public

LOVELL J. RUTHERLY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM Randall Phillips Builders, Inc.

TO Ronnie Smith

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 6224 PAGE 893

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
			57150.00- CAMT.	
			148.46 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 154.96-	
			0378A02/02/84 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

100997

IDENTIF. REFERENCE

FEB 2 8 35 AM '84

FELIX Z. WILSON, JR., REGISTER
DAVIDSON COUNTY, TN

No. 10670