File Box 43

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STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March 84

Notary Public

MY COMMISSION EXPIRES 4-20-84

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
Guerry W. Watson, Jr. et ux (NAME)	Commerce Union Bank (NAME)	150-7
3136 Country Meadow Road P. (STREET ADDRESS OR ROUTE NUMBER)	O. Box 2546 (STREET ADDRESS)	180
Antioch, Tenn. 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37219 (CITY) (STATE) (ZIP)	2D73140

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 Guerry W. Watson, Jr. and wife, Diane G. Watson

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. 211 on the Plan of The Country, Section V, as of record in Book 5200, pages 271 and 272, Register's Office for Davidson County, Tennessee.

Said Lot No. 211 fronts 80 feet on the southeasterly margin of Country Meadow Road and extends back 129.71 feet on the northwesterly line and 129.77 feet on the southeasterly line to a dead line in the rear measuring 80 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc., by deed from Robert Leland Henley and wife, Dearah Hill Henley of record in Book 5579, page 954, and by deed from Philhall Corporation of record in Book 5579, page 956 Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved ( ) property, known as 3136 Country Meadow 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 27th day of March, 19 84

Randall Phillips Builders, Inc.
By:
Timothy J. Ferguson, 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 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) 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 March, 1984.

My commission expires 4-20-86

_____
Notary Public

NOTARY PUBLIC AT LARGE * STATE OF TENNESSEE *

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
Guerry W. Watson, Jr.
Diane G. Watson

I 1 2 1 5 7

IDENTIF. REFERENCE

MAR 29 3 45 PM '84

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

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

03/29/84 CHECK

4421

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

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

2900.00- CAMT.
189.54 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 196.04-
4421A03/29/64 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

112157

IDENTIF. REFERENCE

MAR 29 3 15 PM '64

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 24302