File Box 43

BOOK 6259 PAGE 936

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,850.00

Mindy June Hill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March 19 84

Notary Public

MY COMMISSION EXPIRES 4/20/88

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
Bennie Wayne Hill (NAME)	Commerce Union Bank (NAME)	86-7
1404 Autumn Knoll (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	73
Hermitage, Tenn. 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37219 (CITY) (STATE) (ZIP)	4D33

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 Bennie Wayne Hill and wife, Mindy June Hill

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. 117 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 southerly right of way of Autumn Knoll, said point being the common corner of Lot 117 and 118; thence southerly 159.25 feet along the common border of Lots 117 and 118 to a point; thence westerly 89.73 feet to a point; thence northerly 74.85 feet to a point, said point being the common intersection of Lots 115, 116, and 117; thence easterly along the common border of Lots 116 and 117, 126.12 feet to a point in the southerly right of way of Autumn Knoll, said point being the common corner of Lots 116 and 117; thence easterly along said right of way 60.57 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 (xx) improved ( ) property, known as 1404 Autumn Knoll, (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 28th day of March, 19 84

Randall Phillips Builders, Inc.
By:
Timothy J. Ferguson, Vice President

03/29 159.38 CHK 4423

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) (himself) acknowledged (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 28th day of March, 1984

My commission expires 4-20-86

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE

WARRANTY DEED

FROM Randall Phillips Builders, Inc.

TO Bennie Wayne Hill
Mindy June Hill

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

IDENTIF. REFERENCE

MAR 29 3 07 PM '84

REGISTER
DAVIDSON COUNTY, TN

112159

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6259 PAGE 938

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

50650.00- CAMT.
158.88 CSTAX.
.50 PRFEE
6.00 MDEED
CHECK 159.38-
4423A03/29/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2159

IDENTIF. REFERENCE

MAR 29 3 47 PM '84

REGISTER'S OFFICE
DAVIDSON CO., TENN.

No. 24304