File Box 43

BOOK 6262 PAGE 431

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,350.00

Sarah T. Boydston
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March 19 84

Notary Public

MY COMMISSION EXPIRES 4/20/86

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 NUMBER
Robert B. Boydston et ux (NAME)	Commerce Union Bank (NAME)	86-8
504 Jackson Thistle (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	11
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O ZIP)	Nashville, TN. 37219 (CITY) (STATE) (ZIP)	4D46

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 B. Boydston and wife, Sarah T. Boydston

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. 151 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.

Said Lot No. 151 fronts 38.44 feet on the easterly margin of Jackson Thistle and extends back 145.00 feet on the northerly line and 70.25 feet on the southerly line to a dead line in the rear measuring 146.80 feet thereon.

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 77 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 504 Jackson Thistle, Hermitage, Tennessee 37076
(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 30th day of March, 19 84

Randall Phillips Builders, Inc.

By: [signature]

Timothy J. Ferguson, Vice President

STATE OF TENNESSEE }

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Personally appeared before me, [illegible], 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 [illegible], 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) acknowledged (himself) 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 30th day of March, 1984.

My commission expires 4-20-86

Notary Public

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
Robert B. Boydston

Sarah T. Boydston

I 12891

IDENTIF. REFERENCE

APR 2 2 43 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

04/02 145.08 CHECK

5283

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6262 PAGE 433

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
			53350.00- CAMT.	
			138.53 CSTAX	
			.50 PRFEE	
			6.00 WDESD	
			CHECK	145.03-
5283A04/02/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 1: 2 8 9 1

IDENTIF. REFERENCE

APR 2 2 43 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 25142