File Box 43

3973 04/17 170.82- BLACK

BOOK 6271 PAGE 864

STATE OF TENNESSEE }
COUNTY OF }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,250.00

Jennie M. Dalla Valle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April 1984.

Notary Public

MY COMMISSION EXPIRES 4/20/85

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

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
JACK DALLA VALLE et ux (NAME)	SAME (NAME)	
604 Old Lebanon Dirt Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	4D-294
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	86-4-#4

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 Jack Dalla Valle and wife, Jennie M. Dalla Valle

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. 142 on the Plan of Jackson's Retreat, Phase III, as of record in Book 5200, Pages 517 and 518, Register's Office for said County.

SAID Lot No. 142 fronts 80 feet on the southerly margin of Old Lebanon Dirt Road and extends back 142.68 feet on the westerly line and 146.96 feet on the easterly line to a dead line in the rear, measuring 80.12 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 274, Register's Office for Davidson County, Tennessee.

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

I 1 5 8 8 3

IDENTIF. REFERENCE

APR 17 10 38 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 604 Old Lebanon Dirt Road (House Number) (Street) Hermitage, TN 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 its hand this 12th day of April, 19 84

RANDALL PHILLIPS BUILDERS, INC.

By: Timothy J. Ferguson, Vice President

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STATE OF TENNESSEE }

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 }
Davidson County }

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 _____ (they) 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, Tennessee on this the 12th day of April, 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
Jack Dalla Valle et ux
Jennie M. Dalla Valle

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 _____

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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

63250.00- CAMT.
164.32 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 170.82-
8973A04/17/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 15883

IDENTIF. REFERENCE

APR 17 10 38 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 28711