File Box 43

BOOK 5272 PAGE 198

STATE OF TENNESSEE
COUNTY OF Davidson

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

x Barbara J Boychek
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF April, 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 NUMBERS |
|---|---|---|
| Roger Joel Boychek (NAME) | Commerce Union Bank (NAME) | 150-7 |
| 3100 Country Meadow Road (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 2546 (STREET ADDRESS) | 171 |
| Antioch, Tenn. 37013 (CITY) (STATE) (P. O. ZIP) | Nashville, TN. 37219 (CITY) (STATE) (ZIP) | 2D73149 |

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 Roger Joel Boychek and wife, Barbara J. Boychek

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. 220 on the Plan of The Country, Section 5, as of record in Book 5200, pages 271 and 272, Register's Office for Davidson County, Tennessee.

Said Lot No. 220, being a corner lot, fronts 68.60 feet on the southerly margin of Country Meadow Road and fronts 87.86 feet on te southeasterly margin of Counry Lawn Drive, said frontages being joined by a curve measuring 39.27 feet; the southerly line of said lot extends back 142.93 feet and intersects the westerly line which measures 166.47 feet thereon.

Being part of the same property conveyed to Randall Phillips Bulders, 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.

This is ( ) unimproved ( XX ) improved property, known as 3100 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 16th day of April, 19 84

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

CHECK 04/17 196.04 9135

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 (he) 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 16th day of April, 1984.

My commission expires 4-20-86

_____
Notary Public

# WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
Roger Joel Boychek

Barbara J. Boychek

RUSH

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

IDENTIF. REFERENCE

APR 17 3 40 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

I 1 5 9 9 9

**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 |
|---|---|---|---|---|
| | | | 72900.00- CAMT. | |
| | | | 109.54 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 196.04- |
| 9135A04/17/84 | | | BAL | .00 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

I I 5 9 9 6

IDENTIF. REFERENCE

APR 17 3 40 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

**No.** 28869