File 47

BOOK 6293 PAGE 633

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,150.00

William G. Arnold
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MAY, 1984

Notary Public

MY COMMISSION EXPIRES 11-14-87
(AFFIX SEAL)

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 |
| William G. Arnold | Commerce Union Bank | 86-8 |
| (NAME) | (NAME) | |
| 1413 Autumn Knoll Court | P. O. Box 2546 | 6 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Hermitage, Tenn. 37076 | Nashville, Tenn. 37219 | 4D 00004 |
| (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (ZIP) | |

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 William G. Arnold and wife Rosalie M. Arnold

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. 158 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. 158, being a corner lot, fronts 57.52 feet on the northerly margin of Autumn Knoll and fronts 103.18 feet on the easterly margin of Autumn Knoll Court, said frontages being joined by a curve measuring 41.33 feet; the easterly line of said lot extends back 147.01 feet and intersects the northerly line which measures 59.22 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.

05/17 4:49.75 BK

This is improved ( ) unimproved ( )
XX property, known as 1413 Autumn Knoll Court (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 ti, 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 MAY, 19 84

Randall Phillips Builders, Inc.

BY: Timothy J. Ferguson, Vice President

7168

OFFICIAL RECEIPT

STATE OF TENNESSEE
Davidson County

BOOK 6293 PAGE 634

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 ~~(this 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 16TH day of MAY, 19 84.

My commission expires 11-1-87

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

Randall Phillips Builders, Inc.

TO

William G. Arnold

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

I 2 2 6 1 4

IDENTIF. REFERENCE

MAY 17 9 39 AM '84

FEE
DAVIDSON COUNTY, TN

**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 |
|---|---|---|---|---|

5[illegible].00- CONT.
143.26 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 143.76-
7168A05/17/64 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T 2 2 6 1 4

IDENTIF. REFERENCE

MAY 17 9 39 AM '64

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 0036663