File Box 43

BOOK 6322 PAGE 286

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,900.00

Richard Albert Rattien
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF June, 19 84.

Notary Public

MY COMMISSION EXPIRES 4-2-86
(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
Richard Albert Rattien et ux	Commerce Union Bank	86-4
(NAME) 1624 Rachel's Retreat Circle	(NAME) P. O. Box 2546	21
(STREET ADDRESS OR ROUTE NUMBER) Hermitage, Tennessee 37076	(STREET ADDRESS) Nashville, TN. 37219	4D224
(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 Richard Albert Rattien and wife, Judy Ann Rattien

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. 172 on the Plan of Rachel's Retreat, Phase I, as of record in Book 5200, page 516, Register's Office for Davidson County.

Said Lot No. 172 fronts 63.49 feet on the southerly margin of Rachel's Retreat Circle and extends back 131.13 feet on the easterly line and 150 feet on the westerly line to a dead line in the rear measuring 140.47 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.

13107 T IDENTIFICATION REFERENCE
JUN 22 2 15 PM '84
FEE
REGISTER
DAVIDSON COUNTY, TN

This is ( ) unimproved ( ) improved (XX) property, known as 1624 Rachel's Retreat Circle, 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 21st day of June, 19 84

Randall Phillips Builders, Inc.
By
Charles S. Wells, Jr., Vice President

STATE OF TENNESSEE
Davidson County

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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 Charles S. Wells, Jr.

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 ~~XXXX~~ _____, being authorized so to do. executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Charles S. Wells, Jr. 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 21st day of June, 19 84.

My commission expires 4-20-86

_____
Notary Public

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
Richard Albert Rattien
Judy Ann Rattien

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

77900.00- CONT.
202.54 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 209.04-
7348A06/22/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 31071

IDENTIF. REFERENCE

JUN 22 2 15 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 0046581