File Box 43

BOOK 6330 PAGE 55

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,370.00

x Vicki J. Wigginton
Affiant

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

Notary Public

MY COMMISSION EXPIRES 11-1-87
(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
Vicki J. Wigginton, unmarried	Commerce Union Bank	150-47
(NAME)	(NAME)	
3713 Folkstone Drive	P. O. Box 2546	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tennessee 37013	Nashville, TN. 37219	2D44100
(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, Philhall Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vicki J. Wigginton, unmarried

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. 35 A on the Plan of Chelsea of Priest Lake, Section One-A, Lots 32 through 36 of record in Book 6250, page 35, Register's Office for said County.

Said Lot No. 35A fronts 38.45 feet on the southerly margin of Folkstone Drive and extends back 205.20 feet on the easterly line and 178.26 feet on the westerly line to a broken line in the rear measuring 85.60 feet thereon.

Being part of the same property conveyed to Philhall Corporation by deed from Lillie Cone Coleman et vir John A. Coleman, Sr. and John Andrew Coleman, Jr. of record in Book 4867 page 654, and by deed from Randall Phillips Builders, Inc. of record in Book 6246, page 548, Register's Office for said County.

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

I 3 3 5 9 3

IDENTIF. REFERENCE

JUL 3 8 38 AM '84

FEE
DAVIDSON COUNTY, TN

07/03 12.74 CHECK

316

unimproved (XX)
This is improved ( ) property, known as 3713 Folkstone Drive, Antioch, Tennessee 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 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 30th day of June, 1984

Philhall Corporation
By: Charles S. Wells
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 ~~(his oath)~~ acknowledged ~~(himself)~~ (themselves) to be the Vice President and _____ respectively of the Philhall Corporation 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 ~~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 ~~30th~~ day of ~~June~~, 19~~84~~.

My commission expires 11-1-87

_____
Notary Public

WARRANTY DEED

FROM
Philhall Corporation

TO
Vicki J. Wigginton, unmarried

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
			52370.00- CAMT.	
			136.24 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 142.74-	
0316A07/03/64			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 33593

IDENTIF. REFERENCE

JUL 3 8 38 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0049470