FILE BOX 3

FORM No. WD-1

BOOK 6340 PAGE 908

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,550.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF July 19 84

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON -- 1187 VULTEE BOULEVARD -- NASHVILLE, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Jean C. Guinn (NAME)	First American National Bank (NAME)	MAP 86-7
1273 Jackson Hill Road (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	PARCEL 97
Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37237 (CITY) (STATE) (ZIP)	AD-90312

FOR AND 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 Jean C. Guinn, unmarried, Melinda D. Hudgens, married and Joel C. Guinn, single, as joint tenants with the right of survivorship

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:

BEING Lot No. 94 on the plan of Jackson Retreat, Phase 2 a Planned Unit Development of record in Plat Book 5200, Page 675, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING part of the same property conveyed to Randall Phillips Builders, Inc. by deed from First American National Bank of Nashville of record in Book 5584, Page 274, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Plat Book 5200, Page 675, Book 5741, Page 360 and Book 6176, Page 959, Register's Office for said County.

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

137.192

IDENTIFICATION REFERENCE

JUL 19 9 09 AM '84

REGISTER'S OFFICE DAVIDSON COUNTY, TN

This is ( ) unimproved (XX) improved property, known as 1273 Jackson Hill Road, Hermitage, TN 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 heir 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 9th day of July 19 84

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

4352

STATE OF TENNESSEE
COUNTY OF

BOOK 6340 PAGE 909

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 ~~XXXXXXXXXXXXXXX~~) acknowledged (himself ~~XXXXXXXX~~) to be the Vice President and _____ respectively of the Randall Phillips Builders, Inc. the within named bargainor, and corporation, and that (he as such Vice President ~~XXXX~~), _____ being authorized so to do, execute 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 9th day of July 1984

My commission expires 7-27-86

Notary Public

WARRANTY DEED

FROM

Randall Phillips Builders, Inc.

TO

Jean C. Guinn

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Valley Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY AT LAW
1187 Valley Boulevard
Nashville, Tennessee 37217

6340

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6340 PAGE 910

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			52500.00-	CONST.
			136.50	COTAX
			.50	PRFEE
			6.00	MISC
				CHECK 143.00-
4662A	07/19/84	DAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.S 7-11-82

IDENTIF. REFERENCE

JUL 19 9 09 AM 1984

DAVIDSON COUNTY TN

No.0053875