File Box 43

BOOK 6359 PAGE 127

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF August, 1984.

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
Kevin D. Torrens et ux	Commerce Union Bank	150-60
(NAME)	(NAME)	
3312 Daisy Trail	P. O. Box 2546	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tennessee 37013	Nashville, Tennessee 37219	2D44150
(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 Kevin D. Torrens and wife, Sharon G. Torrens

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. 276 on the Plan of The Country, Section 6B, as of record in Book 5200, page 741, Register's Office for Davidson County, Tennessee.

Said Lot No. 276 fronts 80 feet on the northwesterly margin of Daisy Trail and extends back 113.26 feet on the northerly line and 172.88 feet on the southerly line to a dead line in the rear measuring 99.77 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc., and Philhall Corporation., by deed from John R. Creager, Jer., James Russell Creager, Richard H. Creager, and William H. Creager, of record in Book 4805, page 551, said Register's Office and being part of the same property conveyed to Philhall Corporation and Randall Phillips Builders, Inc., by deed from Robert Leland Henley and wife, Dearah Hill Henley, of record in Book 4684, page 351, Register's O-fice for Davidson County, Tennessee,. The said Philhall Corporation having since conveyed its interest in the subject property to Randall Phillips Builders, Inc., of record in Book 6246, page 538, said Register's Office.

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

08/14 1:36 CHECK

unimproved ( )
This is improved (XX) property, known as 3312 Daisy Trail (House Number) (Street) Antioch, Tennessee 37013 (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, esate, 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 10th day of August, 1984

RANDALL PHILLIPS BUILDERS, INC.

By: Timothy J. Ferguson, Vice President

Timothy J. Ferguson, Vice President

2362

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 Timothy J. Ferguson

~~and~~ _____ ~~and~~ _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon ~~(~~ his oath ~~)~~ acknowledged himself ~~(~~ 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~~ _____ ~~(they)~~, 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 10th day of August, 19 84.

My commission expires 11-1-87

_____
Notary Public

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
Kevin D. Torrens et ux
Sharon G. Torrens

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

I 4 2 9 1 9

IDENTIFY REFERENCE

AUG 14 12 29 PM '84

DAVIDSON COUNTY, TN
REGISTER'S OFFICE

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____ BOOK 6359 PAGE 129

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

71100.00- CAMT.
184.86 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 191.36-
2062A08/14/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 2 9 1 9

IDENTIF. REFERENCE

AUG 14 12 19 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0060854