This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

File 3

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Bernard J. Wronski (NAME)	SAME (NAME)	
Lot 239 Country Way (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	MAP 150
Antioch, Tennessee 34500 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PARCEL 46

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- $10.00 ---------- Dollars,

Cash in hand paid by Bernard J. Wronski and wife, Annette J. Wronski and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

BOOK 6371 PAGE 171

Randall Phillips Builders, Inc. have this day bargained and sold, and do hereby transfer and convey unto the said Bernard J. Wronski, and wife, Annette J. Wronski the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows

Land in Davidson County, Tennessee, being Lot No. 239 on the Plan of "The Country," Section 6-B, as of record in Book 5200, pages 741 and 742, said Register's Office.

Said Lot No. 239 fronts 74.95 feet on the northeasterly side of Country Ridge Drive and extends back 150.00 feet on the northwesterly line and 110.00 feet on the southeasterly line to a dead line in the rear, measuring 102.07 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from Philhall Corp. as of record in Book 6246, page 538, said Register's Office.

FELIX A. MILLSOM II REGISTER DAVIDSON COUNTY, TN
AUG 30 3 42 PM '84
IDENTIFICATION REFERENCE
1469

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 82,600.00

Subscribed and sworn to before me, this the 29th day of August, 19 84

Affiant Bernard J. Wronski

My commission expires: 5-20-87 (Affix Seal)

Notary Public Judy A. Cobb

unimproved ( )
This is improved ( ) property, known as Lot 239 Country Way, Antioch, Tennessee 34500
(House Number) (Street) P O Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we the covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons

Whenever 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 our hands this 29th day of August, 19 84, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date

RANDALL PHILLIPS BUILDERS, INC.

Timothy J. Ferguson
Vice President

CHECK
08/30 321.26

6698

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *, a Notary Public in and for said County and State,* . . . . . *the within named 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* . . . . .

. . . . . *Notary Public*

Commission expires . . . . . .

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Judy A. Dobbs *, a Notary Public of the State and County aforesaid, personally appeared* Timothy J. Ferguson *with whom I am personally acquainted, and who, upon oath, acknowledged* His *self to be* Vice President *of the* Randall Phillips Builders, Inc. *the within named bargainor, a corporation, and that he as such* Vice President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* His *self as* Vice President

Witness my hand and seal, at office in Nashville *this* 29th *day of* August *, 19* 84

Judy A. Dobbs *Notary Public*

NOTARY PUBLIC STATE OF TENNESSEE LARGE

Commission expires 05/20/87

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
Bernard J. Wronski etux

G246831

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

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

RECEIVED OF_____ BOOK 6371 PAGE 173

FOR_____

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
TO -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			82600.00- CAMT.	
			214.76 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	221.26-
6698A	08/30/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 6 6 9 3

IDENTIF. REFERENCE

AUG 30 3 42 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0065337