File Box 43

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF September, 1984

Notary Public

MY COMMISSION EXPIRES 4/20/86
(AFFIX SEAL)

BOOK 6383 PAGE 316

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
D. B. TUNE et ux	Same	2D-73200
(NAME)	(NAME)	
3105 Country Lawn Drive		Map: 150-7
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013		Par: 353
(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 D. B. Tune and wife, Ann B. Tune

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. 226 on the Plan of The Country, Section 6A, as of record in Book 5200, Page 667, Register's Office for Davidson County, Tennessee.

SAID Lot No. 226 fronts 74.47 feet on the northeasterly margin of Country Lawn Drive and extends back 97.88 feet on the northerly line and 148.05 feet on the southerly line to a dead line in the rear measuring 132.30 feet thereon.

BEING part of the same property conveyed to Randall Phillips Builders, Inc. by deed from Robert Leland Henley and wife, Dearah Hill Henley, of record in Book 5579, Page 954, and by deed from Philhall Corporation, of record in Book 5579, Page 956, Register's Office for Davidson County, Tennessee.

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

09/17 134.86 - CHECK

This is unimproved ( ) improved (X) property, known as 3105 (House Number) Country Lawn Drive (Street) Antioch, TN 37013 (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 its hand this 14th day of September, 19.84

RANDALL PHILLIPS BUILDERS, INC.

By: Timothy J. Ferguson, Vice President

972

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
Davidson County

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 or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself ~~and~~ _____ 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 acknowledging the same to be the act and deed of the said corporation~~ ~~as such~~ _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 14th day of September, 19 84.

My commission expires 4/20/86

Notary Public

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
D. B. Tune et ux
Ann B. Tune

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

I 5 0 0 7 0

IDENTIF. REFERENCE

SEP 17 10 40 AM '84

PHILIP M. HILSON, II REGISTER
DAVIDSON COUNTY, TN

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
			68600.00-	CAMT.
			178.36	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 184.86-
			0872A09/17/84	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 0 0 7 0

IDENTIF. REFERENCE

SEP 17 10 40 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0069388