THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: 8048 | MAP-PARCEL NUMBERS: |
|---|---|---|
| Leonard B. Plunkett<br>401 New Overlook Court<br>Antioch, TN. 37013 | Commerce Union Bank<br>One Commerce Pl, Real Estate<br>Nashville, TN. 37239 | MAP 150-11-<br>PARCEL 182 |

**WARRANTY DEED**

BOOK 6434 PAGE 722

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, RANDALL PHILLIPS BUILDERS, INC.

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto LEONARD B. PLUNKETT and wife, ROBIN L. PLUNKETT

hereinafter called the Grantee, Grantee's 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. 576 on the plan of Section Four-A, Towne Village of the Country, of record in Book 6250, pages 20 and 21, Register's Office for said County.

SAID Lot No. 576, which is a corner lot, fronts 95.00 feet on the northwesterly margin of Towne Village Road and fronts 66.41 feet on the southwesterly margin of New Overlook Ct., said frontages being joined by a curve having a length of 39.27 feet, and extends back 101.21 feet on the northwesterly line and 100.00 feet on the southwesterly line to a point of intersection.

BEING part of the same property conveyed to Philhall Corp. and Randall Phillips Builders, Inc. by Installment Deed from Elmer G. Chadwell and wife, Lorene Y. Chadwell, of record in Book 4687, page 44, said Register's Office. Philhall Corp. has since conveyed its interest in subject property to Randall Phillips Builders, Inc. by Quitclaim Deed of record in Book 5508, page 923, said Register's Office.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth of record in Book 6304, page 985, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (un)improved property, known as 401 New Overlook Court, Antioch, TN. 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 26th day of November, 1984.

RANDALL PHILLIPS BUILDERS, INC.

BY: _____
Timothy J. Ferguson, Vice President

**STATE OF TENNESSEE**
**COUNTY OF** _____

On this _____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, of the State and County aforesaid, personally appeared Timothy J. Ferguson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be the President (or other officer authorized to execute the instrument) of the Randall Phillips Builders, Inc., the within named bargainor, a corporation, and that he as such Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President. Witness my hand and official seal, at office in Nashville, Tennessee, this 26th day of November, 1984.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $60,350.00.

Leonard B. Plunkett
Affiant

Subscribed and sworn to before me, this the 26th day of November, 1984.

My Commission Expires: 10-24-88

Notary Public

BOOK 6434 PAGE 723

WARRANTY DEED

from:

Randall Phillips Builders, Inc.

to:

Leonard B. Plunkett, etux

Return to:

cg

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

I 6 2 2 9

IDENTIF. REFERENCE

Nov 28 12 58 PM '84

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

47 1/28 153 28 - CHECK

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6434 PAGE 724

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

60350.00- CAMT.
186.78 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 163.28-
0474A11/28/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-6 6 2 2 9

IDENTIF. REFERENCE

Nov 28 12 58 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0088428