File Box 43

BOOK 6442 PAGE 22

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,800.00

Michael J. Philbin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December, 19 84.

Notary Public

MY COMMISSION EXPIRES 4/20/86
(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
Michael J. Philbin et al	Commerce Union Bank	107-14-A-3
(NAME)	(NAME)	
One Union Street	P. O. Box 2546	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37219-0428	Nashville, Tennessee 37219	
(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, Carson C. Driver, Jr., and wife, Doris B. Driver

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael J. Philbin, William Ritchie Pigue and Arthur P. Gardner, A partnership known as P.P.& G Properties and d/b/a under the name of Justin Town Properties.

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 a part of the Plan of Copperfield Terrace Condominiums, as of record in Book 6250, page 50, Register's Office for Davidson County, Tennessee, the part hereby described as being Unit No. 3 on the Plan as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to Copperfield Terrace Condominiums, of record in Book 6326, page 790, said Register's Office.

Being part of the same property conveyed to Carson C. Driver, Jr., and wife, Doris B. Driver by Quit-Claim Deed from Jack Driver and Son, Inc., of record in Book 6353, page 557, Register's Office for Davidson County, Tennessee.

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

CHECK ( ) unimproved ( ) This is improved (XX) property, known as 1330 Massman Drive, Nashville, Tennessee 37217
(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 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 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 our hand s this 1st day of December, 19 84

Carson C. Driver Jr.
Doris B. Driver
By Carson C. Driver Jr.

12/06/84 12:19 3091

STATE OF TENNESSEE
Davidson County

BOOK 6442 PAGE 23

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carson C. Driver, Jr.

or proved to me upon the basis of satisfactory evidence

the bargainor _____, with whom I am personally acquainted/and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of December 19 84.

Commission expires 4-20-86

Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ (his oath) _____ (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Carson C. Driver, Jr.

TO
Doris B. Driver

Michael J. Philbin
William Ritchie Pigue &
Arthur P. Gardner

I 68284

IDENTIF. REFERENCE

Dec 6 2 30 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of December, 1984, before me personally appeared Carson C. Driver, Jr., to me known to be the person who executed the foregoing instrument in behalf of Doris B. Driver and acknowledged that he executed the same as the free act and deed of the said Doris B. Driver.

Notary Public

My Comm. expires: 4/20/86

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

RECEIVED OF _____

FOR _____

BOOK 6442 PAGE 24

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

46800.00- CAMT.
121.68 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 128.18-
3091A12/06/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 8 2 8 4

IDENTIF. REFERENCE

Dec 6 2 11 PM

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 90975