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

848

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
William Paul Webb 612 Summertime Court Antioch, TN 37013	Union Planters National Bank P.O. Box 3137 Memphis, TN 38103	150-73 (1984) 150-11-182 (1985) 2D-38160 (1984)

WARRANTY DEED BOOK 6452 PAGE 848

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 WILLIAM PAUL WEBB AND WIFE, ANGELA E. WEBB

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. 565 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. 565 fronts 35.86 feet on the northwesterly margin of Summertime Court and extends back 94.36 feet on the easterly line and 189.47 feet on the southwesterly line to a dead line in the rear, measuring 179.45 feet thereon.

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.

The grantor herein will be responsible for payment of the 1984 property taxes.

This is (an) improved property, known as 612 Summertime 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 18th day of December, 1984.

RANDALL PHILLIPS BUILDERS, INC.

BY: _____

Timothy J. Ferguson, Vice-President

CHECK

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

BOOK 6452 PAGE 849

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 him self as Vice-President. Witness my hand and official seal, at office in Nashville, Tennessee, this 18th day of December, 1984.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 55,850.00.

William Paul Webb
Angela E. Webb
Affiant

Subscribed and sworn to before me, this the 18th day of December, 1984.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

17135

IDENTIF. REFERENCE

DEC 19 2 09 PM '84

DAVIDSON COUNTY, TN

WARRANTY DEED

from:

RANDALL PHILLIPS BUILDERS, INC.

to:

WILLIAM PAUL WEBB AND WIFE,
ANGELA E. WEBB

RETURN TO: JCB

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

TN-22866

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

RECEIVED OF _____

FOR _____

BOOK 6452 PAGE 850

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

55850.00- CAMT
145.08 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 151.58-
6962A12/19/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-7-1-3-5-8.

IDENTIF. REFERENCE

DEC 19 2 10 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 94750