File Box 43

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STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF December 19 84

Notary Public

MY COMMISSION EXPIRES 11-1-87
(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
Charles S. Wells, Jr.	Dominion Bancshares Mortgage Corporation	150-3
(NAME) 3510 New Windsor Court	(NAME) P. O. Box 158541	160
(STREET ADDRESS OR ROUTE NUMBER) Antioch, Tennessee 37013	(STREET ADDRESS) Nashville, Tennessee 37215	2D44100
(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, PHILHALL CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles S. Wells, Jr. married

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 Lot No. 45A on the Plan of Chelsea of Priest Lake, Section One-B, Zone Lot Division of Lots 43 through 47 of record in Book 6250, page 264, Register's Office for Davidson County, Tennessee.

Said Lot No. 45A fronts 15 feet on the southerly margin of Windsor Court and extends back 133.16 feet on the easterly line and 121.18 feet on the westerly line to a dead line in the rear measuring 70 feet thereon.

Being part of the same property conveyed to Philhall Corporation by deed from Lillie Cone Coleman et vir John A. Coleman, Sr., and John Andrew Coleman, Jr., of record in Book 4867, page 654, and by deed from Randall Phillips Builders, Inc. of record in Book 6246, page 548 Register's Office for Davidson County, Tennessee.

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

This is unimproved (xx) improved ( ) property, known as 3510 New Windsor Court, (House Number) (Street) Antioch, Tennessee 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 my hand this 28th day of December, 19 84

PHILHALL CORPORATION

BY:

Timothy J. Ferguson, Vice President

01/38 15 32 CK 1981

STATE OF TENNESSEE
County of Davidson

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Personally appeared before me, the undersigned, 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 he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day December 1984.

Commission expires

Notary Public

STATE OF TENNESSEE
County of Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Timothy J. Ferguson

/and/ or proved to me upon the basis of satisfactory evidence /and/ with whom I am personally acquainted/and who upon (his oath) /their several oaths/ acknowledged (himself) /themselves/ to be the Vice President /and/ /respectively/ of the Philhall Corporation 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 by the said/ /as such/ .

Witness my hand and official seal at office at Nashville, Tenn. on this the 28th day of December, 1984.

My commission expires 11-1-87

Notary Public

NOTARIAL SEAL PUBLIC AT LARGE STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

FROM Philhall Corporation

TO Charles S. Wells, Jr.

IDENTIF. REFERENCE

JAN 8 3 24 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

1754 4.9

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

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

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RECEIVED OF _____

FOR _____

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
			55700.00-	CAMT.
			144.82	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 151.32-
19810	01/08/85			BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1754:49

IDENTIF. REFERENCE T

JAN 8 3 21 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 99647