File Box 43

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Re Record.

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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 4-1-87
(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) 9900 Main Street, Suite 200	160
(STREET ADDRESS OR ROUTE NUMBER) Antioch, Tennessee 37013	(STREET ADDRESS) Fairfax, Virginia 22031	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 instrument is re-recorded for the purpose of stating the correct mailing address of Mortgagee for tax bills.

This is unimproved (xx) improved ( ) property, known as 3510 New Windsor Court, Antioch, Tennessee 37013
(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 my hand this 28th day of December, 19 84

PHILHALL CORPORATION

BY:

Timothy J. Ferguson, Vice President

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STATE OF TENNESSEE
County of Davidson

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 or proved to me upon the basis of satisfactory evidence and/ upon (his oath) _____ with whom I am personally acquainted/and who acknowledged (himself) 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 attesting 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

NOTARY PUBLIC - STATE OF TENNESSEE - AT LARGE

WARRANTY DEED

FROM Philhall Corporation

TO Charles S. Wells, Jr.

IDENTIF. REFERENCE

JAN 8 3 21 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

1:7:5:4:4:9

01/15 6.00- CASH

3423

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

IDENTIF. REFERENCE

JAN 15 10 52 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

1:7:6:9:1

Re Record