File Box 43

BOOK 6487 PAGE 263

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 19 85.

Notary Public

MY COMMISSION EXPIRES 10-24-88
(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
Timothy J. Corrigan et ux (NAME)	Commerce Union Bank (NAME)	150-11
3245 Towne Village Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	185
Antioch, Tennessee 37013 (CITY) (STATE) (P.O. ZIP)	Nashville, TN. 37219 (CITY) (STATE) (ZIP)	2D34320

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, Randall Phillips Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy J. Corrigan and wife, Tina J. Corrigan

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 the Davidson County, Tennessee, being Lot No. 304 on the Plan of Towne Village of the Country, Section 4A, as of record in Book 6250, page 20, Register's Office for Davidson County, Tennessee.

Said Lot No. 304 fronts 70 feet on the southerly margin of Towne Village Road and extends back 140 feet on the southwesterly line and 150.69 on the northeasterly line to a dead line in the rear measuring 70.81 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from Elmer G. Chadwell and wife, Lorene Y. Chadwell of record in Book 4687, page 44, and by deed from Philhall Corporation of record in Book 5508, page 923 Register's Office for Davidson County, Tennessee.

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

1.8.1.86

IDENTIF. REFERENCE

FEB 5 2 53 PM '85
FELIX E. JOHNSON, JR. REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved ( ) XX property, known as 3245 Towne Village Road, 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 unincumbered, 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 31st day of January, 19 85

Randall Phillips Builders, Inc.
By:
Timothy J. Ferguson, Vice President

STATE OF TENNESSEE
Davidson County

BOOK 6487 PAGE 261

Personally appeared before me, _____, 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 _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____

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~~ _____ with whom I am personally acquainted and who upon ~~their several oaths~~ acknowledged ~~themselves~~ to be the Vice President

~~and~~ _____ respectively of the Randall Phillips Builders, Inc.

the within named bargainor, a corporation, and that ~~he~~ she as such Vice President

~~and~~ _____, 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 to be the said~~ ~~as such~~ _____.

Witness my hand and official seal at office at Nashville on this the 31st day of January, 19 85.

My commission expires 11-1-87

_____
Notary Public

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
Timothy J. Corrigan

Tina J. Corrigan

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

RECEIVED OF _____

FOR _____

BOOK 6487 PAGE 265

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

67400.00- CAMT.
175.24 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 181.74-
8919A02/05/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 1 1 8 6

IDENTIF. REFERENCE

FEB 5 2 33 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 106381