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

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
William T. Howe 3313 Country Ridge Drive Antioch,TN. 37013	Commerce Union Bank P.O. Box 2546 Nashville, TN. 37219	MAP 150-7 PARCEL 348

BOOK 6492 PAGE 720

WARRANTY DEED

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 T. HOWE and wife, MARIAN S. HOWE 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. 284 on the plan of Section Six-B, "The Country", of record in Book 5200, pages 741 and 742, Register's Office for said County.

SAID Lot No. 284 fronts 100.39 feet on the southeasterly margin of Country Ridge Drive and extends back 182.20 feet on the northeasterly line and 130.00 feet on the southwesterly line to a dead line in the rear, measuring 66.66 feet thereon.

BEING part of the same property conveyed to Philhall Corp. and Randall Phillips Builders, Inc., by Installment Deed from Robert Leland Henley and wife, Dearah Hill Henley, of record in Book 4684, page 354, and by Installment Deed from John R. Creager, Jr., James Russell Creager, Richard H. Creager and William H. Creager of record in Book 4805, page 551, both in 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 6246, page 538, said Register's Office.

THE property herein conveyed is subject to restrictive covenants of record in Book 6264, page 656, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (un)improved property, known as 3313 Country Ridge Drive, 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 13th day of February, 19 85.

RANDALL PHILLIPS BUILDERS, INC.

BY: _____
Timothy J. Ferguson, Vice President

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 6492 PAGE 721

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 himself 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 himself as Vice President. Witness my hand and official seal, at office in Nashville, Tennessee, this 13th day of February, 19 85.

Christy Wilkins Ivey
Notary Public

My Commission Expires: Nov 1, 1987

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 83,900.00.

William T. Howe
Affiant

Subscribed and sworn to before me, this the 13th day of February, 1985.

Christy Wilkins Ivey
Notary Public

My Commission Expires: Nov 1, 1987

WARRANTY DEED

from:
Randall Phillips Builders, Inc.

to:
William T. Howe, et ux

Return to: cg

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

FILED FOR RECORD
DAVIDSON COUNTY, TN
Feb 14 1 50 PM '85

IDENTIFICATION REFERENCE

1-8317-4

02/14 2241 1282

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

RECEIVED OF _____ BOOK 6492 PAGE 722

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

83900.00- CAMT.
218.14 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 224.64-
1882A02/14/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 3 1 7 4

IDENTIF. REFERENCE

FEB 14 1 58 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 108670