File Box 43

BOOK 6494 PAGE 909

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February 19 85.

Notary Public

MY COMMISSION EXPIRES 11-1-89
(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
John Edward Lerchen et ux (NAME)	Commerce Union Bank (NAME)	150-4
3216 Brookmont Circle (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	22
Antioch, Tennessee 37013 (CITY) (STATE) (P.O. ZIP)	Nashville, TN. 37219 (CITY) (STATE) (ZIP)	2D44100

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 John Edward Lerchen and wife, Joan Louise Lerchen

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. 563 on the Plan of Kensington of Priest Lake, Section 1-A, of record in Book 5200, page 707, Register's Office for Davidson County, Tennessee.

Said Lot No. 563 fronts 57.29 feet on the southerly margin of Brookmont Circle and extends back 138.13 feet on the westerly line and 115 feet on the northeasterly line to a broken line in the rear measuring 293.74 feet thereon.

Being part of the same property conveyed to Philhall Corporation by deed from Randall Phillips Builders, Inc. of record in Book 6246, page 558 Register's Office for Davidson County, Tennessee.

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

1833

IDENTIF. REFERENCE

FEB 19 12 36 PM '85

REGISTER'S OFFICE DAVIDSON COUNTY, TN

CHECK

This is improved ( ) unimproved ( ) XX property, known as 3216 Brookmont Circle, 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, esate, 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 15th day of February, 19 85

Philhall Corporation
By:
Timothy J. Ferguson, Vice President

02/19 294.84 -

3006

STATE OF TENNESSEE
Davidson County

BOOK 6494 PAGE 910

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 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/ _____, 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 on this the 15th day of ~~February~~, 19~~85~~.

My commission expires 11-1-85

Notary Public

NOTARY PUBLIC AT LARGE

WARRANTY DEED

FROM
Philhall Corporation

TO
John Edward Lerchen
Joan Louise Lerchen

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 6434 PAGE 911

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

110900.CO- CAMT.
288.34 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 294.84-
2006A02/19/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1838.3

IDENTIF. REFERENCE

FEB 19 12 36 PM '86

FELIX Z. WILSON, JR., REGISTER
DAVIDSON COUNTY, TN

No. 109375