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 $ 66,500.00

Richard D. Wilkinson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February, 19 85

Notary Public

MY COMMISSION EXPIRES 11-16-87
(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
Richard D. Wilkinson et ux (NAME)	Commerce Union Bank (NAME)	26
105 Dorchester Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	5
Goodlettsville, Tenn. 37072 (CITY) (STATE) (P.O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	G08251

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 Richard D. Wilkinson and wife, Donna Gerstner-Wilkinson

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, Tennesee, being Lot No. 108 on the Plan of Windsor Green, Phase I, Section I, as of record in Book 6250, page 31, Register's Office for Davidson County, Tennessee.

Beginning at a point in the westerly margin of Dorchester Court, said point being the common corner of Lots 108 and 109; thence with the common boundary line of Lots 108 and 109 westerly 78.65 feet to a point; thence northerly 72.05 feet to a point; thence with the common boundary line of Lots 108 and 104 easterly 76.10 feet to a point; thence with the common boundary of Lots 108 and 107 southerly 76.70 feet to a point in the westerly margin of Dorchester Court; thence along said margin 26.56 feet to the point of beginning.

Being part of the same property conveyed to Randall Phillips Builders, Inc., by deed from F. Clay Bailey, Jr., Trustee of record in Book 6100, page 617, and by Deeds of Correction in Book 6201, page 391 and Book 6297, page 207, Register's Office for Davidson County, Tennessee.

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

CK
( ) unimproved
This is improved (X) property, known as 105 Dorchester Court, Goodlettsville, Tenn. 37072
(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 25th day of February, 19 85

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

2/25 175.40
4139

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STATE OF TENNESSEE
Davidson County

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, with whom I am personally acquainted or proved to me upon the basis of satisfactory evidence and who upon oath acknowledged himself to be the Vice President of the Randall Phillips Builders, Inc. the within named bargainor, a corporation, and that he as such Vice President, 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 in Nashville on this the 25th day of February, 1985.

My commission expires 11-1-87

Notary Public

NOTARY PUBLIC AT LARGE

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
Richard D. Wilkinson
Donna Gerstner-Wilkinson

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

FEE $ 1.00
REGISTER'S OFFICE
DAVIDSON COUNTY, TN
Feb 26 3 43 PM '85

IDENTIFICATION REFERENCE

1.00

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

RECEIVED OF _____

FOR _____

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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

66500.00- CONT.
172.90 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 179.40-
4139A02/26/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 5 5 3 3

IDENTIF. REFERENCE

FEB 26 3 43 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 111454