File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,900.00

+Ronald L. Sharpe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March 19 85

Notary Public

MY COMMISSION EXPIRES 11-28-87
(AFFIX SEAL)

BOOK 6502 PAGE 181

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
Ronald L. Sharpe et ux	Commerce Union Bank	86-4
(NAME) 644 Old Lebanon Dirt Road	(NAME) P. O. Box 2546	38
(STREET ADDRESS OR ROUTE NUMBER) Hermitage, Tennessee 37076	(STREET ADDRESS) Nashville, Tennessee 37219	4D302
(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, Randall Phillips Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald L. Sharpe and wife, Miriam N. Sharpe

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. 180 on the Plan of Rachel's Retreat, Phase I, as of record in Book 5200, page 516, Register's office for Davidson County, Tennessee.

Said Lot No. 180 fronts 81.16 feet on the southerly margin of Old Lebanon Dirt Road and extends back 110 feet on the easterly line and 124.41 feet on the westerly line to a dead line in the rear measuring 77.97 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from First American National Bank of record in Book 5584, page 274 Register's Office for Davidson County, Tennessee.

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

I 8 6 2 9 7

IDENTIF. REFERENCE

MAR 1 | 22 PM '85

FELIX A. WILSON, II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (xx) property, known as 644 Old Lebanon Dirt Road, Hermitage, Tennessee 37076
(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 1st day of March, 19 85

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

03/01 229.84- CHECK

3067

STATE OF TENNESSEE
Davidson County

BOOK 6502 PAGE 182

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/ _____ or proved to me upon the basis of satisfactory evidence upon ~~(his oath) (their several oaths)~~ acknowledged ~~(himself) (themselves)~~ to be the Vice President and/ _____ respectively of the Randall Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~(he)~~ as such Vice President and/ _____ ~~XXXX~~, 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 ~~acknowledged the same to be the act~~ as such/ _____.

Witness my hand and official seal at office at ~~Nashville~~ on this the _____ day of ~~March~~, 19 ~~85~~.

My commission expires 11-1-87

_____
Notary Public

SHIRLEY L. DAVIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
Ronald L. Sharpe
Miriam N. Sharpe

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 6502 PAGE 183

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

85900.00- CAMT.
223.34 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 229.84-
5067A03/01/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T 186297

IDENTIF. REFERENCE

MAR 1 1 22 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 112353