WARRANTY DEED BOOK 6502 PAGE 639

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
919 West Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF Sumner

The actual Consideration or Value whichever is greater for this transfer is $73,700.00.

Charles Esley Owens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22 DAY OF February 1985.

Curtis M. Lincoln
Notary Public

My Commission Expires: 8-31-85

Address New Owner:	Send Tax Bills To:	Map-Parcel
Mr. and Mrs. Charles Owens	LOMAS & NETTLETON COMPANY	86-4-15
1600 Rachel's Retreat Court	2001 Bryan Tower	4D-00230
Hermitage, TN 37076	Dallas, TX 75201	

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 **CHARLES ESLEY OWENS and wife, REBA FAYE McFARLAND OWENS** 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. 166 on the Plan of Rachel's Retreat, Phase I of record in Book 5200, Page 516, Register's Office for said County, to which plan reference is made for a more complete legal description of said lot.

BEING part of the same property conveyed to RANDALL PHILLIPS BUILDERS, INC. by Deed from FIRST AMERICAN NATIONAL BANK of NASHVILLE of record in Book 5584, Page 274, Register's Office for Davidson County, TN.

I 8 6 4 8 7

T IDENTIF. REFERENCE

MAR 4 8 36 AM '85

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

This is ( ) unimproved property known as 1600 Rachel's Retreat Court
(x) improved Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 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 27th day of February, 1985, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

RANDALL PHILLIPS BUILDERS, INC.

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BY: _____

Title: Vice President

STATE OF TENNESSEE

COUNTY OF _____

Personally appeared before me, undersigned, a Notary Public in and for said County and State, the within named _____ the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at _____, Tennessee, this _____ day of _____, 198____.

_____
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF _____

Personally appeared before me, undersigned, a Notary Public in and for said County and State, the within named _____ the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at _____, Tennessee, this _____ day of _____, 198_____.

_____
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Sumner

Before me, 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 sufficient evidence, upon his 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.

WITNESS my hand and seal at office at Hendersonville Tennessee, on this the 27th day of February, 1985.

Curtis M. Lancaster
NOTARY PUBLIC

My Commission Expires: 8-31-85

03/ 198

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

73700.CO- CAMT.
191.62 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 198.12-
5273A03/04/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

E 8 6 4 8 7

IDENTIF. REFERENCE T

MAR 4 8 36 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 112551