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

File

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
David P. Smith 3253 Towne Village Road Antioch, TN 37013	Union Planters National Bank P.O. Box 3137 Memphis, TN 38103	Part of 150-41

WARRANTY DEED

BOOK 6504 PAGE 159

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 DAVID P. SMITH AND WIFE, JENNIFER C. SMITH 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. 306 on the plan of Section Four-A, Towne Village of the Country, of record in Book 6250, pages 20 and 21, Register's Office for said County.

SAID Lot No. 306 fronts 63.44 feet on the southeasterly margin of Towne Village Road and extends back 189.52 feet on the northeasterly line and 160.61 feet on the southwesterly line to a dead line in the rear, measuring 108.15 feet thereon.

BEING part of the same property conveyed to Philhall Corp. and Randall Phillips Builders, Inc., by Installment Deed from Elmer G. Chadwell and wife, Lorene Y. Chadwell, of record in Book 4687, page 44, said Register's Office. Philhall Corp. has since conveyed to Randall Phillips Builders, Inc. all its interest in subject property by Quitclaim Deed of record in Book 5508, page 923, said Register's Office.

The property herein conveyed is subject to restrictive covenants of record in Book 6304, page 985, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is ~~KKK~~ improved property, known as 3253 Towne Village Road, 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 28th 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

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Book 6504 Page 160

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 28th day of February, 1985.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 58,900.00.

Affiant

Subscribed and sworn to before me, this the 28th day of February, 1985.

My Commission Expires: 10-24-88

Notary Public

WARRANTY DEED

from:
RANDALL PHILLIPS BUILDERS, INC.

to:
DAVID P. SMITH AND WIFE,
JENNIFER C. SMITH

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

TN-23290

IDENTIFICATION REFERENCE

MAR 5 10 59 AM '85

DAVIDSON COUNTY, TN

07698

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

58900.00- CAMT.
53.14 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 159.64-
5894A03/05/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 6 9 7 0

IDENTIF. REFERENCE

MAR 5 10 53 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 113162