File Box 43

BOOK 6506 PAGE 896

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 114,050.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF March 19 85

Notary Public

MY COMMISSION EXPIRES 11-18-85
(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
Charles S. Wells, Jr.	Dominion Bancshares Mortgage Corporation	150-4
(NAME) 304 Windsor Green Ct.	(NAME) 9900 Main Street	52
(STREET ADDRESS OR ROUTE NUMBER) Antioch, Tenn. 37013	(STREET ADDRESS) Fairfax, Virginia 22031	
(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, Philhall Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles S. Wells, Jr.

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. 551 on the Plan of Kensington of Priest Lake, Section 1-B, of record in Book 6250, page 150, Register's Office for said County.

Said Lot No. 551 fronts 45.22 feet on the westerly margin of Windsor Green Court and extends back 86.85 feet on the easterly line and 143.73 feet on the southerly line to a broken line in the rear measuring 220.87 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.

CHECK
This is unimproved (xx) improved ( ) property, known as 304 Windsor Green Ct., Antioch, Tenn. 37013
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

03/08 304.46

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, 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 4th day of March, 19 85

Philhall Corporation
By:
Timothy J. Ferguson, Vice President
Attest:

7113

BOOK 6506 PAGE 897

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

~~and~~ _____ or proved to me upon the basis of satisfactory evidence upon ~~(their several oaths)~~ (this oath) ~~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 4th day of March, 19 85.

My commission expires 11-1-87

_____
Notary Public

WARRANTY DEED

FROM Philhall Corporation

TO Charles S. Wells, Jr.

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

IDENTIFICATION REFERENCE

RECEIVED FOR RECORD
DAVIDSON COUNTY, TN
MAR 8 2 00 PM '85

90781

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

RECEIVED OF _____

FOR _____

BOOK 6506 PAGE 898

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

114650.00- CAMT.
297.96 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 304.46-
7113A03/08/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 87906

IDENTIF. REFERENCE T

MAR 8 2 01 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 114344