File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 86,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF March, 19 85

Notary Public

MY COMMISSION EXPIRES 11-1-85
(AFFIX SEAL)

BOOK 6512 PAGE 449

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
Russell L. Tipton et ux	Commerce Union Bank	136-10
(NAME)	(NAME)	
2770 Smith Springs Road	P. O. Box 2546	53
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37217	Nashville, Tennessee 37219	2D45208
(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 Russell L. Tipton and wife, JoAnn C. Tipton

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. 470 on the Plan of Priest Lake Park, Section 7-B, of record in Book 5200, page 175, Register's Office for Davidson County, Tennessee.

Said Lot No. 470 fronts 153.69 feet along the northerly margin of Smith Springs Road and extends back 162.71 feet on the easterly line and 214.16 feet on the northwesterly line to a dead line in the rear measuring 31.88 feet thereon.

Being part of the same property conveyed to Philhall Corporation by deed from Waterfall Developers, Inc. of record in Book 4598, page 923 Register's Office for Davidson County, Tennessee.

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

IDENTIF. REFERENCE

I 8 9 3 6

MAR 10 1 23 PM '85

REGISTER OF DEEDS
DAVIDSON COUNTY, TN

CLERK

This is Unimproved ( ) Improved XX property, known as 2770 Smith Springs Road, Nashville, Tennessee 37217
(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 15th day of March, 19 85

Philhall Corporation

By

Charles S. Wells, Jr., Vice President

Attest:

9687

STATE OF TENNESSEE
Davidson County

BOOK 6512 PAGE 450

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 Charles S. Wells, Jr. or proved to me upon the basis of satisfactory evidence ~~and~~ _____ (his oath) _____ (himself) with whom I am personally acquainted, and who upon ~~XXXXXXXXXXXXXXXX~~ acknowledged ~~XXXXXXXXX~~ 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~~ _____ ~~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 Charles S. Wells, Jr. 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 15th day of March, 19 85.

My commission expires 11-1-87

_____
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE AT LARGE

WARRANTY DEED

FROM
Philhall Corporation

TO
Russell L. Tipton
JoAnn C. Tipton

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 6512 PAGE 451

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

86900.00- CAMT.
225.94 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 232.44-
9687A03/18/86 BAL. .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.B. 9936

IDENTIF. REFERENCE

MAR 18 1 23 PM '86

DAVIDSON COUNTY, TN

No. 116850