File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,900.00

X Freida P. James
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March 19 85

Lorelle J. Cottrell
Notary Public

MY COMMISSION EXPIRES 4/20/86
(AFFIX SEAL)

BOOK 6523 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
Steven L. James et ux	Commerce Union Bank	136-16
(NAME)	(NAME)	
3706 Folkstone Drive	P. O. Box 2546	4
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tennessee 37013	Nashville, Tennessee 37219	2D44100
(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 Steven L. James and wife, Freida P. James

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. 76A on the Plan of Chelsea of Priest Lake, Section 1-A, Zone Lot Division of Lots 74-77 of record in Book 6250, page 36, Register's Office for Davidson County, Tennessee.

Said Lot No. 76A fronts 57.85 feet on the northerly margin of Folkstone Drive and extends back 143.85 feet on the westerly line and 141.58 feet on the easterly line to a dead line in the rear measuring 25.02 feet thereon.

Being part of the same property conveyed to Philhall Corporation by deed from Lillie Cone Coleman et vir John A. Coleman, Sr., and John Andrew Coleman, Jr., of record in Book 4687, page 654, and by deed from Randall Phillips Builders, Inc. of record in Book 6246, page 548 Register's Office for Davidson County, Tennessee.

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

1932 19
T
IDENTIF. REFERENCE
APR 1 10 45 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is ( ) unimproved (XX) improved property, known as 3706 Folkstone Drive, (House Number) (Street) Antioch, Tennessee 37013 (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 29th day of March, 19 85

Philhall Corporation
By Charles S. Wells, Jr.
Charles S. Wells, Jr., Vice President
Attest:

3902

STATE OF TENNESSEE
Davidson County

BOOK 6523 PAGE 482

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) ~~(herself)~~ with whom I am personally acquainted and who upon ~~(her oath)~~ acknowledged ~~(herself)~~ 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~~ ~~she~~, 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 29th day of March, 19 85.

My commission expires 4/20/86

Notary Public

WARRANTY DEED

FROM
Philhall Corporation

TO
Steven L. James
Freida P. James

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 _____

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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
			61900.00- CAMT.	
			134.94 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 141.44-	
			3802A04/01/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.D. 3 2 1 9

IDENTIF. REFERENCE

APR 1 10 45 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 120855