FILE BOX 45

BOOK 6528 PAGE 232

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,500.00

Walter Allen Gwynne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March 19 85

Notary Public

MY COMMISSION EXPIRES: 8-20-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CHARLES F. BROWN, JR - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter Allen Gwynne (NAME)	The Lomas & Nettleton Company (NAME)	MAP 86-7
409 Scenicway Knob (STREET ADDRESS OR ROUTE NUMBER)	2001 Bryan Tower (STREET ADDRESS)	PARCEL 88
Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP)	Dallas, Texas 75201 (CITY) (STATE) (ZIP)	

FOR AND 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 Walter Allen Gwynne, unmarried

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.

BEING Lot No. 105 on the Plan of Jackson's Retreat, Phase II a Planned Unit Development, of Record in Book 5200, Page 693, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING part of the same property conveyed to Randall Phillips Builders, Inc., by deed from First American National Bank of record in Book 5584, Page 274, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6176, Page 939, Register's Office for said County.

I 94802

IDENTIF. REFERENCE

APR 8 9 39 AM '85

DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 409 Scenicway Knob, Hermitage, TN 37076
(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, estate, title and interest thereto belonging to the said GRANTEES, their heir 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 covey 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 March, 19 85

Randall Phillips Builders, Inc.

By: Timothy J. Ferguson, Vice President

STATE OF TENNESSEE
COUNTY OF

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____ (or proved to me on the basis of satisfactory evidence

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 _____ with whom I am personally acquainted/and who (or proved to me on the basis of satisfactory evidence) upon his oath/~~XXXXXXXXXXXX~~(s) acknowledged ~~XXXXXXX~~ himself to be the Vice President and _____ respectively of the Randall Phillips Builders, Inc. the within named bargainor, and corporation, and that (he)/~~(they)~~ as such Vice President and ~~XXXX~~ _____ being authorized so to do, execute 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 27th day of March 1985

My commission expires 10-20-85

Patricia Ann Peterson
Notary Public

WARRANTY DEED

FROM

Randall Phillips Builders, Inc.

TO

Walter Allen Gwynne

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

CHARLES F. BROWN, JR.
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

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

68500.CO- CAMT.
178.10 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 184.60-
6786A04/08/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I: 94802

IDENTIF. REFERENCE

APR 8 9:39 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 122784