File Box 43

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STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,500.00

Angela H. Ward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April 19 85

Notary Public

MY COMMISSION EXPIRES 4/20/86
(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
Perry Don Ward et ux	Third National Mortgage Company	150-11
(NAME)	(NAME)	
3265 Towne Village Road	P. O. Box 2628	201
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tennessee 37013	Nashville, Tennessee 37219	2D38160
(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, Randall Phillips Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Perry Don Ward and wife, Angela H. Ward

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. 320 on the Plan of Towne Village of the Country, Section 4-A, of record in Book 6250, page 20 and 21, Register's Office for Davidson County, Tennessee.

Said Lot No. 320 fronts 80 feet on the southeasterly margin of Towne Village Road and extends back 105 feet on the southerly line and 152.46 feet on the northerly line to a dead line in the rear measuring 93.02 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc., by deed from Elmer G. Chadwell and wife, Lorene Y. Chadwell, of record isn Book 4687, page 44, and by deed from Philhall Corporation of record in Book 5508, page 923 Register's Office for Davidson County, Tennessee.

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

This is unimproved ( ) improved (XX) property, known as 3265 Towne Village Road, Antioch, Tennessee 37013
(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 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 12th day of April, 19 85

Randall Phillips Builders, Inc.
By:
Timothy J. Ferguson, Vice President

Attest:

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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 or proved to me upon the basis of satisfactory evidence / and / _____ with whom I am personally acquainted and who upon ~~(this oath)~~ _____ ~~(himself)~~ acknowledged ~~(herself)~~ (themselves) to be the ~~Vice President~~ / and / _____ respectively of the ~~Randall Phillips Builders, Inc.~~ the within named bargainor, a corporation, and that ~~(he)~~ as such ~~Vice President~~ / and / _____ ~~(she)~~ 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 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 12th day of April, 19 85.

My commission expires 4-20-86

_____
Notary Public

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
Perry Don Ward
Angela H. Ward

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

19942

IDENTIFICATION REFERENCE

APR 15 3 54 PM '85

DAVIDSON COUNTY, TN

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RECEIVED OF _____

FOR _____

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

60600.00- CAMT
157.30 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 163.80-
B101A04/15/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 6 6 4 2

IDENTIF. REFERENCE

APR 15 3 54 PM '85

REGISTER
DAVIDSON COUNTY, TN

No. 125036