File Box 43

BOOK 6548 PAGE 822

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~53,600.00~~

+ Cynthia Cowser
Affiant

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

Notary Public

MY COMMISSION EXPIRES 11-1-87
(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
Cynthia Cowser et al (NAME)	Commerce Union Bank (NAME)	150-3
3554 Gondola Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	152
Antioch, Tenn. 37013 (CITY) (STATE) (P.O. ZIP)	Nashville, Tennessee 37219 (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 Cynthia Cowser, Kenneth E. Cowser and wife, Nancy A. Cowser

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. 53A on the Plan of Chelsea of Priest Lake, Section 1-B, Zone Lot Division of Lots 53 & 54 of record in plat Book 6250, page 262, Register's Office for said County.

Said Lot No. 53A fronts 46.62 feet on the southerly margin of Gondola Drive and extends back 152.22 feet on the westerly line and 143.31 feet on the easterly line to a dead line in the rear measuring 28.96 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 4867, page 654 and by deed from Randall Phillips Builders, Inc., of record in Book 6246, page 548, said Register's Office.

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

MAY 3 3 40 PM 1985

IDENTIF. REFERENCE

J01830

This is ( ) unimproved (X) improved property, known as 3554 Gondola Drive, Antioch, Tenn. 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 29th day of April, 19 85

Philhall Corporation
By: Charles S. Wells, Jr.
Charles S. Wells, Jr., 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 Charles S. Wells, Jr. or proved to me upon the basis of satisfactory evidence and ~~XXXXXXXXXXXXXX~~ (himself) ~~his oath~~ ~~XXXXXXX~~ (himself) ~~Vice President~~ with whom I am personally acquainted and who upon ~~(their several oaths)~~ acknowledged (themselves) to be the Philhall Corporation and _____ respectively of the ~~Vice President~~ XXXX the within named bargainor, a corporation, and that (he) as such _____ and _____ (they), 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 April, 19 85.

My commission expires 11-1-87

Notary Public

WARRANTY DEED

FROM
Philhall Corporation

TO
Cynthia Cowser
~~Kenneth E. Cowser~~
Nancy A. Cowser

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
			139.36 CSTAX	
			.50 PRFEE	
			6.00 WDED	
			CHECK	145.86-
4408A05/03/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J01830

IDENTIF. REFERENCE

MAY 3 3 40 PM '85

DAVIDSON COUNTY, TN

No. 131185