File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONDIDERATION OR VALUE, WHICH-
EVER IS GREATER, FOR THIS TRANSFER IS $ ~~88,500.00~~

Donald J. Fiasco
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5th DAY OF June 19 85.

Notary Public

MY COMMISSION EXPIRES 4/20/88
(AFFIX SEAL)

BOOK 6577 PAGE 117

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
Donald J. Fiasco et ux	Commerce Union Bank	150-46
(NAME)	(NAME)	
3449 Country Ridge Drive	P. O. Box 2546	25
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tenn. 37013	Nashville, Tennessee 37219	
(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 Donald J. Fiasco and wife, Nancy C. Fiasco

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. 254 on the Plan of the Country, Section 7-A of record in Book 6250, page 300, Register's Office for Davidson County, Tennessee.

Said Lot No. 254 fronts 41.95 feet on the easterly margin of Country Ridge Drive and extends back 106.91 feet on the northerly line and 130.31 feet on the southerly line to a dead line in the rear measuring 160.10 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc., and Philhall Corporation by deed from John R. Creager, Jr., James Russell Creager, Richard H. Creager, and William H. Creager of record in Book 4805, page 551 said Register's Office, and being part of the same property conveyed Philhall Corpration and Randall Phillips Biolders, Inc. by deed from Robert Leland Henley and wife, Dearah Hill Henley, of record in Book 4684, page 351, said Register's Office, and by deed from Philhall Corporation of record in Book 6448, page 797, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 3449 Country Ridge 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 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 5th day of June, 85

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

523

STATE OF TENNESSEE
Davidson County

BOOK 6577 PAGE 118

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/or ~~(my oath)~~ XXXXXXX (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (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/~~/~~ (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 Timothy J. Ferguson as such Vice President, and ~~/~~ acknowledging the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville on this the 5th day of June, 19 85.

My commission expires 4/20/86

Notary Public

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
Donald J. Fiasco

Nancy C. asco

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

IDENTIF. REFERENCE

FILED JUN 7 3 06 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

J. 1. 2. 6. 9.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6577 PAGE 119

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

8850C.CO- CAMT.
230.10 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 236.60-
6023A06/07/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J.I.I 2.6 9

IDENTIF. REFERENCE

JUN 7 3 06 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 142500