File Box 43

BOOK 6594 PAGE 783

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,350.00

Harold P. Balthrop, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June, 19 85.

Shirley E. Davis
Notary Public

MY COMMISSION EXPIRES 11-14-87
(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
Harold P. Balthrop, Jr.unmarried	Commerce Union Bank	26
(NAME) 111 Asbee Court	(NAME) P. O. Box 2546	5
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, Tennessee 37072	(STREET ADDRESS) Nashville, Tennessee 37219	GO8251
(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 Harold P. Balthrop, Jr.unmarried and Kerri G. Elrod, 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

Land in Davidson County, Tennessee, being Lot No. 135 on the Plan of Windsor Green, Phase I, Section II, of record in Book 6250, page 45, Register's Office for said County.

Said Lot No. 135 fronts 65 feet on the easterly margin of Asbee Court and extends back between parallel lines 73 feet to a dead line in the rear measuring 65 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from F. Clay Bailey, Jr., Trustee of record in Book 6100, page 617, and by deed from Deeds of Correction of record in Book 6201, page 391, and Book 6297, page 207 Register's Office for Davidson County, Tennessee.

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

J 1:7 0 2 0
T
IDENTIF. REFERENCE
JUN 28 3 22 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This Unimproved ( ) Improved (XX) property, known as 111 Asbee Court, (House Number) (Street) Goodlettsville, Tennessee 37072 (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.

06/28/85 08

Witness my hand this 26th day of June, 19 85

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

3139

STATE OF TENNESSEE
Davidson County

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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 ~~(his oath)~~ _____ acknowledged ~~(themselves)~~ to be the Vice President ~~and~~ _____ of the Randall Phillips Builders, Inc. the within named bargainor, a corporation, and that (he) as such Vice President ~~and~~ _____, 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~~ _____ ~~and sealed~~ _____.

Witness my hand and official seal at office at Nashville on this the 26th day of June, 19 85.

My commission expires 12-1-87

_____
Notary Public

WARRANTY DEED

FROM

Randall Phillips Builders, Inc.

TO

Harold P. Balthrop, Jr. unmarried

Kerri G. Elrod, unmarried

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
			58350.00- CAMT.	
			151.58 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 158.08-	
3139A	06/28/85	BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J1:7020 1

T
IDENTIF. REFERENCE

JUN 28 3 22 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 149447