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File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES 11-15-87

(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
Richard E. Edman	Commerce Union Bank	150-7
(NAME) 3424 Country Ridge Drive	(NAME) P. O. Box 2546	322
(STREET ADDRESS OR ROUTE NUMBER) Antioch, Tennessee 37013	(STREET ADDRESS) Nashville, Tennessee 37219	2D74283
(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 Richard E. Edman and wife, Janis L. Edman

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. 247 on the Plan of The Country, Section 6-B, of record in Book 5200, pages 741 and 742, Register's Office for said County.

BEGINNING at a point in the northerly margin of Country Ridge Drive, said point being the common corner of Lots 247 and 248; thence in a westerly direction 49.72 feet to a point; thence continuing in a westerly direction 55 feet to the beginning of a curve; thence around said curve in a northerly direction 39.27 feet to a point; thence continuing around said curve in a northeasterly direction 10 feet to a point; thence continuing in a northerly direction 17.73 feet to a point; said point being the common corner of Lots 247 and 246; thence along said common boundary of Lots 247 and 246, 130.46 feet to a point on the common boundary line between Lots 247 and 248; thence along said boundary 118.47 feet to the point of beginning.

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, Register's Office for Davidson County, Tennessee; and being part of the same property conveyed to Philhall Corporation and Randall Phillips Builders, Inc., by deed from robert Leland Henley and wife, Dearah Hill Henley, of record in Book 4684, page 351, Register's Office for Davidson County, Tennessee. The said Philhall Corporation having sinve conveyed its interest in the subject property to Randall Phillips Builders, Inc. by deed of record in Book 6246, page 538, Register's Office for Davidson County, Tennessee.

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

This is improved (XX) property, known as 3424 Country Ridge Drive, Antioch, Tennessee 37013
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)
unimproved ( )

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 27th day of June, 19 85

Randall Phillips Builders, Inc.

By:

Timothy J. Ferguson, Vice President

Attest:

3158

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 ~~(his oath)~~ _____ ~~(himself)~~ with whom I am personally acquainted and who upon ~~XXXXXXXXXXXXXXX~~ acknowledged ~~XXXXXXXXX~~es) to be the Vice President ~~and/or~~ _____ ~~respectively~~ of the Randall Phillips Builders, Inc. the within named bargainor, a corporation, and that (he) as such Vice President ~~and/or~~ _____ (~~they~~) 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 25th day of June, 19 85.

My commission expires 11-1-87

_____
Notary Public

J17039

WARRANTY DEED

FROM

Randall Phillips Builders, Inc.

TO

Richard E. Edman

Janis L. Edman

IDENTIF. REFERENCE

JUN 28 3 37 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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
			90900.00- CONT.	
			236.34 CSTAX	
			.50 [illegible]	
			6.00 [illegible]	
			CHECK	242.34-
3158A	06/28/85		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J I 7 0 3 9

T

IDENTIF. REFERENCE

JUN 28 3 37 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 149466