File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,950.00

Glen Ross Andrews
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF July, 1985.

Notary Public

MY COMMISSION EXPIRES 11-4-87
(AFFIX SEAL)

BOOK 6616 PAGE 757

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
Glen Ross Andrews et ux	Commerce Union Bank	86-7
(NAME) 1204 Jackson's Hill Rd.	(NAME) P. O. Box 2546	118
(STREET ADDRESS OR ROUTE NUMBER) Hermitage, Tenn. 37076	(STREET ADDRESS) Nashville, Tennessee 37219	4D 90332
(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 Glen Ross Andrews and wife, Ann Williams Bronaugh Andrews

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. 75 on the Resubdivision of Lots 75,76,77,112,113 & 114, Jackson's Retreat, Phase 2, of record in Book 6250, page 194, Register's Office for said County.

Said Lot No. 75 fronts 165.94 feet on the northerly margin of Jackson's Hill Road and extends back 133.50 feet on the westerly line and 108.0 feet on the northerly line to a dead line in the rear measuring 43.98 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from First American National Bank of record in Book 5584, page 274 Register's Office for Davidson County, Tennessee.

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

CHECK ( ) unimproved ( ) This is improved property, known as 1204 Jackson's Hill Rd., Hermitage, Tenn. 37076
(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 26th day of July, 1985

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

1.00 CK 1.00 1.00 24 1.00 1.00 1.00

STATE OF TENNESSEE
Davidson County

BOOK 6616 PAGE 758

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____ or proved to me upon the basis of satisfactory evidence.

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

/and/ _____ with whom I am personally acquainted and who upon (his oath) (~~his/her oath~~) acknowledged (himself) (herself) to be the Vice President /and/ /his oath/ /respectively/ 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/ _____ /as such/ _____.

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

My commission expires 11-1-87

_____
Notary Public

WARRANTY DEED

FROM

Randall Phillips Builders, Inc.

TO

Glen Ross Andrews

Ann Williams Bronagh Andrews

J 2 4 2 9 3

IDENTIF. REFERENCE

JUL 29 3 10 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_____

BOOK 6616 PAGE 759

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			69750.00- SALE	
			181.74 STAX	
			.50 RDEE	
			6.00 MTGE	
			CHECK	193.24-
2221	A	07/29/85	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 4 2 9 3

IDENTIF. REFERENCE

JUL 29 3 18 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 158316