File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson BOOK 6621 PAGE 336

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,900.00

x Laura Shannon Ayers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July 19 85

Notary Public

MY COMMISSION EXPIRES 4/20/86
(AFFIX SEAL)

NOTARY PUBLIC STATE AT LARGE STATE OF TENNESSEE

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
Laura Shannon Ayers, unmarried	Commerce Union Bank	26
(NAME)	(NAME)	
108 Butleigh Court	P. O. Box 2546	5
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, Tn. 37072	Nashville, Tenn. 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 Laura Shannon Ayers, 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. 20 on the Plan of Windsor Green, Phase I, Section I, as of record in Book 6250, page 31, Register's Office for said County.

Said Lot No. 20 fronts 17.38 feet on the northerly margin of Butleigh Court and extends back 117.75 feet on the southwesterly line, which is a broken line, and 98.0 feet on the northeasterly line to a dead line in the rear measuring 75 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 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.

This is improved X ( ) unimproved ( ) property, known as 108 Butleigh Court, Goodlettsville, Tn. 37072
(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 30th day of July, 1985

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

03/02 14.04 3247

STATE OF TENNESSEE
Davidson County

BOOK 6621 PAGE 337

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 ~~(their several oaths)~~ acknowledged ~~(themselves)~~ (himself) to be the Vice President

/and/ _____ respectively of the Randall Phillips Builders, Inc.

the within named bargainor, a corporation, and that ~~(he)~~ (they) 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 President, and attesting the same by the said /and/ _____

as such _____.

Witness my hand and official seal at office at Nashville on this the 30th day of July, 19 85.

My commission expires 4/20/86

_____
Notary Public

WARRANTY DEED

FROM

Randall Phillips Builders, Inc.

TO

Laura Shannon Ayers, unmarried

2 5 6 3 1

IDENTIFICATION REFERENCE

AUG 2 3 11 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 6621 PAGE 338

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

52900.00- CAPIT.
137.54 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 144.04-
3847A08/02/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25631

IDENTIFICATION REFERENCE

AUG 2 9 11 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 159896