File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,900.00

Nancy L. Deason
Affiant

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

Notary Public

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

LIBER 6645 PAGE 720

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
James Richard Deason et ux	Commerce Union Bank	86
1313 Presidential Trace (NAME)	P. O. Box 2546 (NAME)	269
Hermitage, Tenn. 37076 (STREET ADDRESS OR ROUTE NUMBER)	Nashville, Tennessee 37219 (STREET ADDRESS)	
(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 James Richard Deason and wife, Nancy L. Deason

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. 284 on the Plan of Jackson's Retreat, Section 5A of record in Book 6250, page 309, Reister's Office for said County.

Said Lot No. 284 fronts 59.0 feet on the northerly margin of Presidential Trace and extends back 117.81 feet on the westerly line and 110.27 feet on the southeasterly line to a dead line in the rear measuring 97.45 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.

33272

IDENTIFICATION REFERENCE

SEP 3 10 39 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) This is improved (X) property, known as 1313 Presidential Trace, 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 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 August, 1985

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

3109

STATE OF TENNESSEE
Davidson County

LIBER 5645 PAGE 721

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 evidenc /and/ _____ with whom I am personally acquainted and who upon ~~(their oath)~~ ~~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)~~ 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 30th day of August, 19 85.

My commission expires 4/20/86

Notary Public

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
James Richard Deason

Nancy L. Deason

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 _____

LIBER 5645 PAGE 722

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

75900.00- CAMT.
197.34 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 203.84-
3109A09/03/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33272

IDENTIFICATION REFERENCE

SEP 3 10 30 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 168941