File Box 43

BOOK 6667 PAGE 182

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,350.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES 4/20/86
(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
David Lee Ennis et ux	Commerce Union Bank	86
1320 Presidential Trace (NAME)	P. O. Box 2546 (NAME)	269
Hermitage, Tennessee 37076 (STREET ADDRESS OR ROUTE NUMBER)	Nashville, Tennessee 37219 (STREET ADDRESS)	86-7-#136
(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 David Lee Ennis and wife, Nancy L. Ennis

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. 287 on the Plan of Jackson's Retreat, Phase 5-A of record in Book 6250, Page 309, Register's Office for Davidson County, Tennessee.

Said Lot No. 287 fronts 33.96 feet on the southerly margin of Presidential Trace and extends back 111.19 feet on the westerly line and 110 feet on the easterly line to a broken line in the rear measuring 142 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.

39964

IDENTIFICATION REFERENCE

SEP 27 2 36 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CHECK

This is improved (X) unimproved ( ) property, known as 1320 Presidential Trace, Hermitage, Tennessee 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 26th day of September, 1985

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

CS/27/78.89-

1171

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) (their several oaths)~~ his oath 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 ~~26th~~ day of ~~September~~, 19 ~~85~~.

My commission expires 4/20/86

Notary Public

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
David Lee Ennis
Nancy L. Ennis

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
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

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

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			66350.00- CAMT.	
			172.38 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 178.88-	
			1171A09/27/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39964

IDENTIFICATION REFERENCE

SEP 27 2 38 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 176775