File Box 43

STATE OF TENNESSEE, Davidson
COUNTY OF

THE ACTUAL CONDIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS $79,350.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES 11-16-87
(AFFIX SEAL)

BOOK 6674 PAGE 760

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
Dan L. Boone et ux	Commerce Union Bank	150
(NAME) 3256 Towne Village Road	(NAME) P. O. Box 2546	11
(STREET ADDRESS OR ROUTE NUMBER) Antioch, Tennessee 37013	(STREET ADDRESS) Nashville, Tennessee 37219	167
(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 Dan L. Boone and wife, Denise G. Boone

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. 560 on the Plan of Towne Village of The Country, Section 4-A of record in Book 6250, Page 21, Register's Office for Davidson County, Tennessee.

Said Lot No. 560 fronts 75 feet on the westerly margin of Towne Village Road and extends back 160.63 feet on the northerly line and 165.95 feet on the southerly line to a dead line in the rear measuring 75.19 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from Elmer B. Chadwell and wife, Lorene Y. Chadwell of record in Book 4687 , page 44 and by deed from Philhall Corporation of record in Book 5508, Page 923 Register's Office for Davidson County, Tennessee.

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

FELIX Z. YOUNG REGISTER DAVIDSON COUNTY, TN
OCT 4 12 03 PM '85
IDENTIFICATION REFERENCE
42064

( ) unimproved
This is improved (X) property, known as 3256 Towne Village Road, Antioch, Tennessee 37013
(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 27th day of September, 1985

Randall Phillips Builders, Inc.
By: Timothy J. Ferguson

Attest:

3716

STATE OF TENNESSEE
Davidson County

BOOK 6674 PAGE 761

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

/and/ _____ or proved to me upon the basis of satisfactory evidence _____ with whom I am personally acquainted/and who upon his oath/~~his~~ acknowledged 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 27th day of September, 19 85.

My commission expires 11-1-87

_____
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM

Randall Phillips Builders, Inc.

TO

Dan L. Boone

Denise G. Boone

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 6674 PAGE 762

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
			79350.00- CAMT.	
			206.18 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 212.68-	
3716A10/04/85			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42064

IDENTIFICATION REFERENCE

Oct 4 12 03 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 179264