File Box 43

BOOK 6729 PAGE 310

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF December, 19 85

Notary Public

MY COMMISSION EXPIRES 11-1-87
(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
Ellen L. Denney, unmarried	Commerce Union Bank	150
(NAME) 3028 Chelsea Way	(NAME) P. O. Box 2546	46
(STREET ADDRESS OR ROUTE NUMBER) Antioch, Tennessee 37013	(STREET ADDRESS) Nashville, Tennessee 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, Philhall Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ellen L. Denney, 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.87B Zone Lot Division of Lots 85-88 Chelsea of Priest Lake, Section 2-B recorded in Book 6250, page 631 Register's Office for Davidson County, Tennessee.

SAID Lot No. 87B fronts 19 feet on the easterly margin of Chelsea Way and extends back 121.47 feet on the northerly line and 115 feet on the southerly line to a dead line in the rear measuring 70.76 feet thereon.

Being part of the same property conveyed to Philhall Corporation by deed from Lillie Cone Coleman and husband John A. Coleman, Jr. , and son, John Andrew Coleman, Jr. of record in Book 4867, page 654 and by deed from Randall Phillips Builders, Inc of record in Book 6573, page 301 Register's Office for Davidson County, Tennessee.

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

5 9 0 0 4

IDENTIFICATION REFERENCE

DEC 6 | 41 PM '85

FELIX Z. WILSON CLERK REGISTER
DAVIDSON COUNTY, TN

This is improved (X) unimproved ( ) property, known as 3028 Chelsea Way, 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, esate, 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 5th day of December, 1985

Philhall Corporation
By:
Charles S. Wells, Jr., Vice President
Attest:

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STATE OF TENNESSEE
Davidson County

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 ~~Charles S. Wells, Jr.~~ or proved to me upon the basis of satisfactory evidence /and/ _____ with whom I am personally acquainted and who upon ~~(his oath)~~ acknowledged ~~(himself)~~ to be the Vice President /and/ _____ /respectively/ of the Philhall Corporation 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 ~~Charles S. Wells, Jr.~~ 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 ~~5th~~ day of ~~December~~, 19~~85~~.

My commission expires 11-1-87

_____
Notary Public

WARRANTY DEED

FROM

Philhall Corporation

TO

Ellen L. Denney, unmarried

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	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			5050.00- CAPIT.	
			153.14 CSTAX	
			.50 PRPF	
			6.00 MORTD	
			CHECK 139.64-	
			3936A12/06/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59064

IDENTIFICATION REFERENCE

Dec 6 1 43 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 198980