File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson BOOK 6754 PAGE 315

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,900.00

Cynthia L Hess
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF December, 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 |
|---|---|---|
| Chris V. Hess et ux | Commerce Union Bank | 172 |
| (NAME) 1505 Pointer Court | (NAME) P. O. Box 2546 | 83 |
| (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 Chris V. Hess and wife, Cynthia L. Hess

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. 151 on the Plan of Hunters Branch, Section I, of record in Book 6250, page 513, Register's Office for Davidson County, Tennessee.

SAID Lot No. 151 fronts 110.25 feet on the southerly margin of Pointer Court and extends back 99.76 feet on the easterly line and 92.70 feet on the westerly line to a dead line in the rear measuring 94.01 feet thereon.

Being part of the same property conveyed to Philhall Corporation by deed from Hunters Branch Development, Inc. of record in Book 6612, page 887 Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 1505 Pointer Court, 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 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 December, 185

Philhall Corporation
By:
Timothy J. Ferguson, Vice President
Attest:

STATE OF TENNESSEE
Davidson County

BOOK 6754 PAGE 316

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) 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 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 December, 19 85.

My commission expires 4/20/86

_____
Notary Public

# WARRANTY DEED

FROM

Philhall Corporation

TO

Chris V. Hess

~~Cynthia L. Hess~~

65827

IDENTIFICATION REFERENCE

JAN 2 4 15 PM '86

FELIX Z. GILBERT III REGISTER
DAVIDSON COUNTY, TENNESSEE

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 6754 PAGE 317

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

[illegible] 0- [illegible]
181.74 CSTAX
.50 [illegible]
6.00 [illegible]
CHECK 188.24-
2055A01/02/96 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

65327

IDENTIFT REFERENCE

JAN 2 4 39 PM '96

FELIX Z. WILSON, II
REGISTER

**No. 207101**