File Box 43

BOOK 6769 PAGE 853

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,722.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF January, 19 86

Notary Public

MY COMMISSION EXPIRES 11-14-87
(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
Antonio Fernandes et us (NAME)	Same (NAME)	150-3
2923 Sheana Way (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	#327
Antioch, TN 37013 (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 CORP.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANTONIO FERNANDES and wife, BEATRICE F. FERNANDES

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

BEING Lot No. 96B, Zone Lot Division of Lots 95 thru 100, Chelsea of Priest Lake, Section 2B, of record in Book 6250, Page 786, Register's Office for Davidson County, Tennessee.

SAID Lot No. 96B fronts 16.50 feet on the southeasterly margin of Sheana Way and extends back 139.25 feet on the northerly line and 123.35 feet on the southerly line to a dead line in the rear, measuring 78 feet thereon.

BEING part of the same property conveyed to Randall Phillips Builders, Inc. and 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, said Register's Office; and being also part of the same property conveyed to Philhall Corp. and Randall Phillips Builders, Inc. by deed from L. Barrett and wife, Rachel S. Barrett, of record in Book 5221, Page 373, Register's Office for said County; and being part of the same property conveyed to Randall Phillips Builders, Inc. and Philhall Corp. by deed from Robert Leland Henley and wife, Doarah Hill Henley, of record in Book 4684, Page 35, said Register's Office and being the same property conveyed to Philhall Corp. 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.

This is unimproved ( ) improved (X) property, known as 2923 Sheana Way (House Number) (Street) Antioch, TN 37013 (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 24th day of January, 19 86

Philhall Corp.

by: Charles S. Wells, Jr.
Vice President

BOOK 6769 PAGE 854

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
Davidson County

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) /their several oaths/ acknowledged / (himself) (themselves)/ to be the Vice President /and/ _____ /respectively/ of the Philhall Corp. the within named bargainor, a corporation, and that (he) /(she)/ 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, Tennessee on this the 24th day of January, 19 86.

My commission expires 11-1-87 _____
Notary Public

7 1 5 0 4

IDENTIFICATION REFERENCE

JAN 24 2 59 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

Philhall Corp.

TO

Antonio Fernandes et ux

Beatrice F. Fernandes

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 5769 PAGE 855

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

5722.00- CAPIT.
150.[illegible] STAX
.50 PRFE
6.00 [illegible]
STTX 150.[illegible]-
9066AU1/24/86 [illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

71504

IDENTIFICATION REFERENCE

JAN 24 2 59 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 213749