BOOK 6774 PAGE 610 File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

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

X Nancy Sue Hutton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd DAY OF January 19 86

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
Nancy Sue Hutton, unmarried	Commerce Union Bank	150
(NAME) 2921 Sheana Way	(NAME) P. O. Box 2546	3
(STREET ADDRESS OR ROUTE NUMBER) Antioch, Tennessee 37013	(STREET ADDRESS) Nashville, Tennessee 37219	266
(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 Nancy Sue Hutton, unmarried and Howard Ellerhorst, Jr.

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. 96A, Zone Lot Division of Lots 95 thru 100 of Chelsea of Priest Lake Park, Section 2B of record in Book 6250, page 786, Register's Office for Davidson County, Tennessee.

SAID Lot No. 96A fronts 16.50 feet on the easterly margin of Sheana Way and extends back 190 feet on the northerly line and 139.25 feet on the southerly line to a dead line in the rear measuring 91.10 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 302 Register's Office for Davidson County, Tennessee.

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

7.31 2 6
IDENTIFICATION REFERENCE

JAN 31 2 46 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved (X) unimproved ( ) property, known as 2921 Sheana Way, (House Number) (Street) Antioch, Tennessee 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 23rd day of January, 1986

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

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 Charles S. Wells, Jr. or proved to me upon the basis of satisfactory evidence ~~and~~ _____ (his oath) _____ (himself) with whom I am personally acquainted and who upon ~~XXXXXXXXXXXXXXXX~~ acknowledged ~~XXXXXXXX~~ 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~~ _____ (they) 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 23rd day of January, 19 86.

My commission expires 11-1-87

Notary Public

WARRANTY DEED

FROM
Philhall Corporation

TO
Nancy Sue Hutton, unmarried
Howard Ellerhorst, Jr.

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

5890.00- CONT.
153.14 CSTAX
.50 PRFEE
6.00 MORTG
CHECK 159.64-
1069401/21V06 DL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.31.26

IDENTIFICATION REFERENCE

JAN 31 2 46 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 215702