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File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,900.00

Donald E. Rammon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF February, 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
Donald E. Rammon et ux	Commerce Union Bank		150-3
(NAME)	(NAME)		
2930 Sheana Way	P. O. Box 2546		268
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)		
Antioch, Tenn. 37013	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 Corp.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald E. Rammon and wife, Janice M. Rammon

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. 98A, Zone Lot Division, of Lots 95-100 Chelsea of Priest Lake, Section 2-B of record in Book 6250, page 786, Register's Office for said County.

SAID Lot No. 98A fronts 19.18 feet on the southerly margin of Sheana Way and extends back 134.30 feet on the easterly line and 144.55 feet on the westerly line, which is a broken line, to a dead line in the rear measuring 88.11 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, Register's Office for Davidson County, Tennessee; 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 conveye to Randall Phillips Builders, Inc., and Philhall Corp., by deed from Robert Leland Henley and wife, Dearah Hill Henley, of record in Book 4684, page 351, Register;s Office for said County and being the same property conveyed to Philhall Corp., from Randall Phillips Builders, Inc., of record in Book 6573, page 301, Register's Office for said County. County, Tennessee.

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

This is improved ( ) unimproved ( ) property, known as 2930 Sheana Way (House Number) (Street) Antioch, Tenn. 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 20th day of February, 1986

Philhall Corp.
By:
Timothy J. Ferguson, 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 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 acknowledged himself to be the Vice President /and/ _____ /respectively/ of the Philhall Corp 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 _____ day of February, 19 86.

My commission expires 11-1-87

_____
Notary Public

WARRANTY DEED

FROM

Philhall Corporation

TO

Donald E. Raimon

Janice M. Raimon

7.8342

IDENTIFICATION REFERENCE

FEB 25 2 49 PM '86

FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TN

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

55500.00- CONT
185.74 STAX
.50 PRFEE
6.00 MDEED
CHECK 162.24-
7448A02/25/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78342

IDENTIFICATION REFERENCE

FEB 25 2 40 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 221920