File Box 43

STATE OF TENNESSEE BOOK 6792 PAGE 533
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,900.00

x Cheryl L. Hesse
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February A.D. 86

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
Phillip L. Hesse et ux (NAME)	Commerce Union Bank (NAME)	172
1705 Hunters Branch Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	83
Antioch, Tn. 37013 (CITY) (STATE) (P.O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	5D 18701

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 Phillip L. Hesse and wife, Cheryl L. Hesse

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. 138 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. 138 fronts 84.68 feet on the southerly margin of Hunters Branch Road and extends back 100 feet on the westerly line and 100.98 feet on the easterly line to a dead line in the rear measuring 102.16 feet thereon.

Being part of the same property conveyed to Philhall Corp. 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.

7.9 3 5.3

IDENTIFICATION REFERENCE

FEB 28 3 13 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved X ( ) property, known as 1705 Hunters Branch Road, (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 27th day of February, 19 86

Philhall Corp.
By: Timothy J. Ferguson, Vice-President
Attest:

BOOK 5792 PAGE 534

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 Timothy J. Ferguson or proved to me upon the basis of satisfactory evidence /and/ _____ with whom I am personally acquainted /and who upon ~~(this 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)~~ 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 acknowledged the same to be the act and deed of the said/ _____ /as such/ _____.

Witness my hand and official seal at office at Nashville on this the 27th day of February, 19 86.

My commission expires 4/20/86

Notary Public

WARRANTY DEED

FROM

Philhall Corp.

TO

Phillip L. Hesse

~~Cheryl L. Hesse~~

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 6792 PAGE 535

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

7190 - 0 - CO TX
186.50 CSTAX
.50 PRFEE
6.00 MISC
CHECK 193.00-
B665A02/20/86 [illegible] .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 9 3 5 3

IDENTIFICATION REFERENCE

FEB 20 3 13 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 223102