File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6793 PAGE 363

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th 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
Thomas E. Ellis, Sr. et ux (NAME)	Commerce Union Bank (NAME)	172
1509 Pointer Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	83
Antioch, Tenn. 37013 (CITY) (STATE) (P.O. ZIP)	Nashville, Tennessee 37219 (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 Thomas E. Ellis, Sr. and wife, Delila M. Ellis

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. 152 on the Plan of Hunters Branch, Section One, of record in Book 6250, page 513, Register's Office for said County.

BEGINNING at a point in the southerly margin of Pointer Court, said point being the common corner of Lots 151 & 152; thence southerly along common borders of Lots 151 & 152 92.70 feet to a point, said point being the common corner of Lots 152 & 151; thence westerly 150 feet to a point, said point being the common corner of Lots 152 & 142; thence northerly 70 feet to a point, said point being the common corner of Lots 152 & 153; thence easterly along common border of Lots 152 & 153 105.30 feet to a point in the southerly margin of Pointer Court, said point being a common corner of Lots 152 & 153; thence along said margin 50.91 feet to the point of beginning.

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.

IDENTIFICATION REFERENCE

MAR 3 8 55 AM '86
ALEX Z. WILLIAMS JR. REGISTER
DAVIDSON COUNTY, TN

CLERK 79472

This Improved (X) unimproved ( ) property, known as 1509 Pointer Court, (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 27th day of February, 19 86

Philhall Corp.

By:

Timothy J. Ferguson, Vice President

Attest:

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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 ~~(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 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 ~~27th~~ _____ day of ~~February~~, 19 ~~86~~.

My commission expires 11-1-87

_____ Notary Public

WARRANTY DEED

FROM

Philhall Corp.

TO

Thomas E. Ellis, Sr.

~~Delila M. Ellis~~

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
			74900.00- CAMT.	
			154.74 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	201.24-
			6796A03/03/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79472

IDENTIFICATION REFERENCE

MAR 3 8 55 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 223226