File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson BOOK 6510 PAGE 583

THE ACTUAL CONDIDERATION OR VALUE, WHICH-
EVER IS GREATER, FOR THIS TRANSFER IS $ 79,900.00

Francis L. Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF March 19 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
Francis L. Martin et ux	Commerce Union Bank	26-7
(NAME) 109 Welshwood Court	(NAME) P. O. Box 2546	59
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, Tennessee 37072	(STREET ADDRESS) Nashville, Tennessee 37219	G020458
(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, Randall Phillips Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Francis L. Martin and wife, Ruth B. Martin

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. 165 on the Plan of Windsor Green, Phase I, Section III, of record in Book 6250, page 46, Register's Office for Davidson County.

SAID Lot No. 165 fronts 39.63 feet on the southerly margin of Welshwood Court and extends back 88.55 feet on the easterly line and 89.92 feet on the westerly line, which is a broken line, to a dead line in the rear measuring 99.40 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from F. Clay Bailey of record in Book 6201, page 391, and by deed from Deeds of Correction, of record in Book 6297, page 207, Register's Office for Davidson County, Tennessee.

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

8519'

IDENTIFICATION REFERENCE

MAR 21 3 50 PM '86

FELIX P. LASALA REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 109 Welshwood Court, Goodlettsville, Tennessee 37072
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, esate, 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 March, 1986

Randall Phillips Builders, Inc.
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 or proved to me upon the basis of satisfactory evidence /and/ / _____ with whom I am personally acquainted/and who upon (their several oaths) acknowledged (themselves) to be the Vice-President /and/ _____ respectively of the Randall Phillips Builders, Inc. 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 20th day of March, 19 86.

My commission expires 4/20/86

_____
Notary Public

WARRANTY DEED

FROM

Randall Phillips Builders, Inc.

TO

Francis L. Martin

Ruth B. Martin

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

79900.00- CAMT.
207.74 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 214.24-
5593A03/21/86 3AL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 5 1 9 7

IDENTIFICATION REFERENCE

MAR 21 3 59 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 229849