File Box 43

BOOK 6815 PAGE 773

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICH-EVER IS GREATER, FOR THIS TRANSFER IS $ 60,900.00

Leona M. Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th 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
James W. Walker et ux (NAME)	Commerce Union Bank (NAME)	150-3
3530 Gondola Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	243
Antioch, Tennessee 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 Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James W. Walker and wife, Leona M. Walker

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. 80-A Zone Lot Division, Lots 78 thru 80, 117 and 118, on the Plan of Chelsea of Priest Lake, Section 2-B, of record in Book 6250, page 631, Register's Office for Davidson County, Tennessee.

SAID Lot No. 80-A fronts 52.62 feet on the southerly margin of Gondola Drive and extends back 100 feet on the easterly line and 119.85 feet on the westerly line to a dead line in the rear measuring 41.36 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, 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 conveyed 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 Davidson County, Tennessee and being the same property conveyed to Philhall Corp. from Randall Phillips Bldrs. Inc., in Book 6573, page 301, Register's Office for Davidson County, Tennessee.

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

Unimproved ( )
This is improved (X) property, known as 3530 Gondola Drive, Antioch, Tennessee 37013
(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, 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 it, 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 March, 19 86

Philhall Corporation
By: Charles S. Wells, Jr., 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 Charles S. Wells, Jr. or proved to me upon the basis of satisfactory evidence /and/ _____ _____ with whom I am personally acquainted /and who upon his oath acknowledged himself 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/ _____, 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 27th day of March, 19 86.

My commission expires 4/20/86

_____
Notary Public

WARRANTY DEED

FROM

Philhall Corporation

TO

~~James W. Walker~~

~~Leona M. Walker~~

8 7 0 3 6

IDENTIFICATION REFERENCE

MAR 28 2 17 PM '86

FELIX Z. WILSON II 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 _____ BOOK 6815 PAGE 775

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

60900.00- CAMT.
168.34 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 164.84-
7730AC3/28/86 BAL .0-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

87036

IDENTIF. REFERENCE

MAR 28 2 17 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 231940

NASHVILLE BUSINESS FORMS, INC
615-255-0650