G250346
File Box 35

This instrument prepared by
Joseph B. Pitt, Jr., Atty.
First American Center
Nashville, Tennessee 37238

BOOK 6818 PAGE 727

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Phillip H. Featherstone (NAME)	Commerce Union Bank (NAME)	Map 150-3
2913 Sheana Way (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	Parcel 264
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- $10.00 ---------- *Dollars,*

Cash in hand payed by Phillip H. Featherstone, unmarried, and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged.

Philhall Corp.

have this day bargained and sold, and do hereby transfer and convey unto the said Phillip H. Featherstone

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 94A, on the plan of Chelsea Priest Lake Section II-B, Zone lot division of 83, 84, 89, 90, 94, and 101 of record in Book 6250, page 766, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being a portion of the property conveyed by Quit Claim Deed to PHILHALL Corp., from RANDALL PHILLIPS BUILDERS, INC., of record in Book 6573, page 301 Register's Office for Davidson County, Tennessee.

87942

IDENTIFICATION REFERENCE

APR 2 8 23 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 58,900.00

Subscribed and sworn to before me this the 31st *day of* March *19* 86

Affiant Phillip H. Featherstone

My commission expires: 11-12-89 *(Affix Seal)*

Notary Public Helen E. Harris

unimproved (

*This is improved (*) *property, known as* 2913 Sheana Way, Antioch, Tennessee 37013
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we (covenant) that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 31st *day of* March *19* 86, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

PHILHALL CORP.

BY: Charles S. Wells

CHARLES S. WELLS, VICE-PRESIDENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me _____, *a Notary Public in and for said County and State* _____

the within named bargainor _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), 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*____.

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* Charles S. Wells, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* him *self to be* Vice-President *of the* Philhall Corporation, *the within named bargainor, a corporation, and that* he *as such* Vice-President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Vice=President.

Witness my hand and seal, at office in Nashville, Tennessee
this 31st *day of* March, *19* 86

Kay B. Housch
Notary Public

Commission expires 1/21/90

KAY B. HOUSCH NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM
Philhall Corp.

TO
Phillip H. Featherstone

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

58900.00- CAPT.
153.14 CSTAX
.50 PRFEE
6.00 MOE.@
CHECK 153.64-
0004A04/02/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

87942

IDENTIFICATION REFERENCE

APR 2 8 24 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 232986