File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

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THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,900.00

x Leigh Ann Ford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 19 86,

Notary Public

MY COMMISSION EXPIRES 3/11/90
(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
Vernon Clifford Dyer, unmarried Leigh Ann Ford, unmarried	Commerce Union Bank (NAME)	150-3
2919 Sheana Way .	P. O. Box 2546	326
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tennessee 37013	Nashville, Tennessee 37219	
(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, Philhall Corp.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vernon Clifford Dyer, unmarried and Leigh Ann Ford, unmarried

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. 95B Zone Lot Division Lots 95 thru 100 on the Plan of Chelsea of Priest Lake, Section 2-B, of record in Book 6250, page 786, Register's Office for Davidson County, Tennessee.

SAID Lot No. 95B fronts 56.31 feet on the easterly margin of Sheana Way and extends back 187.09 feet on the northerly line, which is a broken line and 158 feet on the southerly line, said lines intersecting at a point in rear.

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 Register's Office for Davidson County; 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 said County; and being the same property conveyed to Philhall Corp. from Randall Phillips Bldrs. Inc., in Book 6573, page 301, said 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 ( ) property, known as 2919 Sheana Way, (House Number) (Street) Antioch, Tennessee 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 30th day of April, 186

Philhall Corp.
By: Charles S. Wells, Jr., 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 Charles S. Wells, Jr. or proved to me upon the basis of satisfactory evidence /and/ _____ with whom I am personally acquainted and who upon ~~(this oath)~~ ~~(himself)~~ acknowledged ~~(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 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 30th day of ~~April~~, 19~~86~~.

My commission expires 3/11/90

Notary Public

WARRANTY DEED

FROM
Philhall Corp.

TO
Vernon Clifford Dyer, unmarried

Leigh Ann Ford, unmarried

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
CORNER OF FIRST AND UNION
NASHVILLE, TENNESSEE 37201

96834

IDENTIFICATION REFERENCE

MAY 1 | 10 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

68900.00- CAMT.
163.14 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 159.64-
9834A05/01/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96834

IDENTIFICATION REFERENCE

MAY 1 1 10 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 243274