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STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,100.00

Kathleen Overton Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May 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
Paul Jeffrey Phillips et ux	Commerce Union Bank	150-7
(NAME) 3404 Towne Village Road	(NAME) P. O. Box 2546	479
(STREET ADDRESS OR ROUTE NUMBER) Antioch, Tennessee 37013	(STREET ADDRESS) 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, Randall Phillips Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul Jeffrey Phillips and wife, Kathleen Overton Phillips

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. 543 on the Plan of Towne Village of The Country, Section V, as of record in Book 6250, pages 783 and 784, Register's Office for Davidson County, Tennessee.

SAID Lot No. 543 fronts 58.34 feet on the northwesterly margin of Towne Village Road and extends back 124.70 feet on the northerly line and 136.50 feet on the southerly line to a broken line in the rear measuring 89.64 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. and Philhall Corporation by deed from Hubert Beard and wife, Snear Beard of record in Book 4654, page 67 Register's Office for said County; by deed from Elmer G. Chadwell and wife, Lorene Y. Chadwell, of record in Book 4687, page 44, said Register's Office for said County; by Quitclaim Deed to Randall Phillips Builders, Inc., of record in Book 5508, page 923, said Register's Office; by deed from Carl J. Strassle and wife, Sandra G. Strassle, of record in Book 5172, page 405, said Register's Office; by deed from Lillie Coleman and husband, John A. Coleman, Sr. and John Andrew Coleman, Jr., of record in Book 4867, page 654, said Register's Office; and 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 by deed from Philhall Corporation , of record in Book 6818, page 568, and re-recorded in Book 6829, page 856, 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 3404 Towne Village Road, (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 23rd day of May, 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 (this oath) XXXXXXXXXXXXXXX (their several oaths) acknowledged XXXXXXXX (himself) (themselves) to be the Vice-President /and/ _____ /respectively/ of the Randall Phillips Builders, Inc. the within named bargainor, a corporation, and that XXXXX (he) (they) 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 23rd day of May, 19 86.

My commission expires 3-11-90

Notary Public

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
Paul Jeffrey Phillips
Kathleen Overton Phillips

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

0 4 3 8 3

IDENTIFICATION REFERENCE

MAY 27 2 39 PM '86

FELIX Z. WILSON JR 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

81100.00- CAMT.
210.86 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 217.36-
B320A05/27/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 252059