File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES 11-1-87
(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
Kevin Lee Gardner, unmarried	Commerce Union Bank	150-3
(NAME) 3538 Gondola Drive	(NAME) P. O. Box 2546	#241
(STREET ADDRESS OR ROUTE NUMBER) Antioch, Tennessee 37013	(STREET ADDRESS) Nashville, Tennessee 37219	2D38300
(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 Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin Lee Gardner, unmarried and Dorothy A. Barnes, 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. 78A-Zone Lot Division- Lots 78 thru 80, 117and 118, Chelsea of Priest Lake, Section 2A, and Lots 85 thur 88, Chelsea of Priest Lake, Section 2B, of record in Book 6250, page 423, and amended in Book 6250, page 631, Register's Office for Davidson County, Tennessee.

SAID Lot No. 78A fronts 41.38 feet on the southerly margin of Gondola Drive and extends back 130 feet on the easterly line and 160.51 feet on the westerly line to a dead line in the rear measuring 50.38 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 Register's Office for said 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, 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 3538 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, 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 30th day of May, 1986

Philhall Corporation
By
Charles S. Wells, Jr., Vice-President

Attest:

STATE OF TENNESSEE
Davidson County

BOOK 6872 PAGE 62

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)~~ ~~(their several oaths)~~ acknowledged ~~(himself)~~ ~~(themselves)~~ (they) 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 30th day of May, 19 86.

My commission expires 11-1-87

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM
Philhall Corporation

TO
Kevin Lee Gardner, unmarried

Dorothy A. Barnes, unmarried

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

0 5 6 7 2

IDENTIFICATION REFERENCE

MAY 30 1 43 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 _____

BOOK 6872 PAGE 63

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- CONT
158.34 CSTAX
.50 PRFEE
6.00 MREED
CHECK 164.94-
9807ACF/30/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 5 6 7 2

IDENTIFICATION REFERENCE

MAY 30 1 43 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 253505