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STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,500.00

+ James M. Fields
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May 19 86

Notary Public

MY COMMISSION EXPIRES 11-1-89
(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 M. Fields, unmarried	Mortgage Corporation of the South	150-3
(NAME) 3117 Justin Towne Court	(NAME) 2119 Sixth Avenue North	109
(STREET ADDRESS OR ROUTE NUMBER) Antioch, Tennessee 37013	(STREET ADDRESS) Birmingham, Alabama 35202	2D72142
(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 William Ritchie Pigue and Michael J. Philbin d/b/a Justin Town Properties, a partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James M. Fields, 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

Being Lot No. 9A on the Plan of Justin Towne, Section II, as of record in Book 5200, page 459, and re-recorded as Zone Lot Division of Lots 8, 9, 10, 11 and 12 in Book 5200, page 535, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the southerly right-of-way of Justin Towne Court; said point being the northeast corner of the easterly half of Lot No. 9; thence, leaving said right-of-way S 11 deg. 50 min. 58 sec. E 203.10 feet to a point; thence S 44 deg. 53 min. 20 sec. W 24.00 feet to a point; thence, N 84 deg. 44 min. 57 sec. W 12.45 feet to a point; thence, N 25 deg. 25 min. 15 sec. W 92.84 feet to a point; thence, N 2 deg. 06 min. 03 sec. W 41.17 feet to a point; thence, N 08 deg. 48 min. 22 sec. E 50.21 feet to a point; thence, N 02 deg. 31 min. 14 sec. E 36.65 feet to a point in the southerly right-of- way of Justin Towne Court; thence, with said right-of-way S 84 deg. 10 min. 00 sec. E 20 feet to the point of beginning and containing 8,514 square feet, more or less.

Being part of the same property conveyed to William Ritchie Pigue and Michael J. Philbin d/b/a Justin Town Properties, a Partnership by deed from Philhall Corporation of record in Book 6170, page 688 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 3117 Justin Towne Court, (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 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 our hand S this 29th day of May, 1986

William Ritchie Pigue

William Ritchie Pigue, Partner

Michael J. Philbin, Partner

STATE OF TENNESSEE
County of Davidson
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Ritchie Pigue and Michael J. Philbin d/b/a Justin Town Properties, a Partnership

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of May, 1986

Commission expires 11-1-87

Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ (his oath) _____ (himself) _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
William Ritchie Pigue

Michael J. Philbin

TO

James M. Fields, unmarried

IDENTIFICATION REFERENCE

06953

JUN 3 4 06 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 _____

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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

54500.00- CAMT.
141.70 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 148.20-
1229A06/03/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06953

IDENTIFICATION REFERENCE

JUN 3 4 06 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 254900