BOOK 6896 PAGE 25 File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICH-EVER IS GREATER, FOR THIS TRANSFER IS $ 56,906.00

Vernon A. Schneider
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF June, 19 86.

Shirley J. Davis
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
Vernon A. Schneider et ux	Commerce Union Bank	150-3
(NAME)	(NAME)	
3016 Chelsea Way	P. O. Box 2546	#323
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tennessee 37013	Nashville, Tennessee 37219	2D74953
(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 Vernon A. Schneider and wife, Vera May Schneider

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. 90B Zone Lot Division of Lots 83, 84, 89, 90, 94, and 101, Chelsea of Priest Lake, Section 2-B, of record in Book 6250, page 766, Register's Office for Davidson County, Tennessee.

SAID Lot No. 90B fronts 43 feet on the southerly margin of Chelsea Way and extends back 120 feet on the westerly line and 149.89 feet on the easterly line to a dead line in the rear measuring 59.98 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., 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.

JUN 24 2 19 PM '86 JOE T. IFT, REGISTER

137.02

unimproved ( )
This is improved (X) property, known as 3016 Chelsea Way, 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, 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 June, 1986

Philhall Corporation
By: Charles S. Wells, Jr.
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 his oath acknowledged himself 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 23rd day of June, 19 86.

My commission expires 11-1-87

Notary Public

WARRANTY DEED

Philhall Corporation

Vernon A. Schneider

TO

Vera May Schneider

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

56900.00- CONT.
147.94 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 154.44-
9275A06/24/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

137025 RECORDING FEE
IDENTIFICATION REFERENCE
JUN 24 2 20 PM '86
FELIX Z. WILSON, II
DAVIDSON COUNTY REGISTER

No. 262777