BOOK 6912 PAGE 285 File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,900.00

J. Phillip Bradshaw
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF July 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
J. Phillip Bradshaw, unmarried	Commerce Union Bank	150-7
(NAME)	(NAME)	
809 Fall Court	P. O. Box 2546	#383
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tennessee 37013	Nashville, Tennessee 37219	2075065
(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 J. Phillip Bradshaw, 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. 369 on the Plan of Towne Village of The Country, Section 4B, of record in Book 6250, page 496, Register's Office for Davidson County, Tennessee.

SAID Lot No. 369 fronts 71.40 feet on the westerly margin of Fall Court and extends back 135.68 feet along the southerly line and 149.33 feet along the northerly line to a broken line in the rear, measuring 59.71 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from Elmer G. Chadwell and wife, Lorene Y. Chadwell of record in Book 4687, page 44 Register's Office for said County; and by deed from Philhall Corp., of record in Book 5508, page 923 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

FELIX Z. ELLIS III, REGISTER
DAVIDSON COUNTY, TN
Jul 9 2 42 PM '86

FIRST AMERICAN TITLE INSURANCE

18685

unimproved ( )
This is improved (X) property, known as 809 Fall 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 my hand this 3rd day of July, 1986

Randall Phillips Builders, Inc.
By:
Timothy J. Ferguson, Vice-President

Attest:

STATE OF TENNESSEE
Davidson County

BOOK 6912 PAGE 286

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 his oath acknowledged himself to be the Vice-President /and/ _____ respectively of the Randall Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~xx~~ (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 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 3rd day of July, 19 86.

My commission expires 3/11/90

Notary Public

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
J. Phillip Bradshaw, unmarried

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 _____

BOOK 6912 PAGE 287

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

7390 .00- [illegible]
226.95 [illegible]
.50 [illegible]
6.00 [illegible]
[illegible] 233.45-
5123A07/09/86 [illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18685

IDENTIFICATION REFERENCE

JUL 9 2 42 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 268542