BOOK 6949 PAGE 871

File-Bar 6

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Town Properties, Inc., Trustee	SAME	Map 131-13
(NAME)	(NAME)	
3815 Cleghorn Avenue		Parcel 7
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE)	

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, Commerce Union Bank in its capacity as Executor under the Last Will and Testament of Louie M. Phillips, and in its capacity as Trustee for Louie M. Phillips and Betty M. Phillips Foundation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO BARGAIN SELL AND CONVEY UNTO Town Properties, Inc., Trustee with full power to convey, sell, mortgage and encumber without the joinder of any beneficiary

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. 1 on the Plan of A Resubdivision of Lot 31, Westwood Subdivision, as of record in Book 5200, page 112, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being part of the same property conveyed to Louie M. Phillips by deed from R. D. Stanford and W. H. Criswell, of record in Book 996, page 595, said Register's Office, and being part of the same property vested in the Louie M. Phillips and Betty M. Phillips Foundation, as devisee under the Last Will and Testament of Louie M. Phillips, deceased, of record in Will Book 153, page 787, - Probate Court for said County.

The above property is conveyed subject to the following:

1. 1986 Metropolitan Government taxes.
2. Easement of record in Book 1018, page 488, said Register's Office.
3. Contract and Easement of record in Book 1022, page 136, said Register's Office.
4. The Plan of record in Book 5200, page 112, said Register's Office.

STATE OF TENNESSEE
JUL 16 3 04 PM '86
RECEIPT OF REFERENCE

unimproved ( )
This is improved (X) property, known as 5527 South Stanford Drive, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (State)

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, successors, assigns 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 its hand this 15th day of July, 19 86

COMMERCE UNION BANK, EXECUTOR

BY: Charles J. Vacca
Charles J. Vacca, Senior Vice President and Trust Officer

COMMERCE UNION BANK, TRUSTEE

BY: Charles J. Vacca
Charles J. Vacca, Senior Vice President and Trust Officer

STATE OF _____)

COUNTY OF _____)

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 _____

this _____ day of _____ 19__.

Notary Public

My Commission Expires _____

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Charles J. Vacca, with whom I am personally acquainted and who upon this oath acknowledged himself to be the Senior Vice President and Trust Officer respectively of the Commerce Union Bank as Executor and Trustee, the within named bargainer, a corporation, and that he as such Senior Vice President and Trust Officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Charles J. Vacca as such Senior Vice President and Trust Officer.

WITNESS my hand and official seal at office at Nashville, Tennessee

on this 15 day of July, 19 86.

My Commission Expires 5/13/89

Carol R. Rivers

Notary Public

WARRANTY DEED

FROM

TO

RETURN TO

Dearborn & Ewing

ATTORNEYS

NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 315,000.00

Subscribed and sworn to before me this 15 day of July, 19 86

My Commission Expires 5/13/89

Carol R. Rivers

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6919 PAGE 673

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
			315000.00- CAMT,	
			802.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 813.50-	
			8091A07/16/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2124 9

IDENTIFICATION REFERENCE

JUL 16 3 04 PM '86

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 271455