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STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS $ 103,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF July

Notary Public

MY COMMISSION EXPIRES 11-1-98
(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 A. Mahoney et ux	Commerce Union Bank	130-8
(NAME)	(NAME)	
3509 Daisy Trail	P. O. Box 2546	#43
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tennessee 37013	Nashville, Tennessee 37219	
(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 Kevin A. Mahoney and wife, Maria C. Mahoney

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. 326 on the Plan of The Country, Section 7B, of record in Book 6250, page 505, Register's Office for Davidson County, Tennessee.

SAID Lot No. 326 fronts 35 feet on the southwesterly margin of Daisy Trail and extends back 139.50 feet on the northerly line and 137.70 feet on the southeasterly line to a broken line in the rear measuring 193.57 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. and Philhall Corp. by deed from John R. Creager, Jr., James Russell Creager, Richard H. Creager, and William H. Creager, of record in Book 4805, page 551 Register's Office for said County; and being part of the same property conveyed to Philhall Corp. an Randall Phillips Builders, Inc., by deed from Robert Leland Henley and wife, Dearah Hill Henley, of record in Book 4684, page 351, Register's Office for Davidson County, Tennessee. The said Philhall Corp. having since conveyed its interest in the subject property to Randall Phillips Builders, Inc., by deed in Book 6448, page 797, and by instrument of correction of record in Book 6488 page 928, 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 3509 Daisy Trail, (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 11th day of July, 1996

Randall Phillips Builders, Inc.

By: _____

Timothy J. Ferguson, 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 Timothy J. Ferguson

/and/ _____ or proved to me upon the basis of satisfactory evidence _____ 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 (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 acknowledging the same to be the act of the said/ _____ /as such/ _____.

Witness my hand and official seal at office at Nashville on this the 11th day of July, 19 86.

My commission expires 11-1-87

_____
Notary Public

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
Kevin A. Mahoney
Maria C. Mahoney

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

2159.8

IDENTIFICATION REFERENCE

Jul 17 12 03 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 _____

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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

103400.00- CAMT
269.52 CSTAX
.50 PRFEE
6.00 WDSEE
CHECK 296.02-
8523A07/17/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2159.8
IDENTIFI REFERENCE
JUL 17 12 03 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 271869