WARRANTY DEED

FROM: William J. Stanfill and wife Mildred H. Stanfill

TO: Randall Phillips, Trustee

Mail

THIS INSTRUMENT PREPARED BY:
JAMES W. PARNELL, Attorney
Suite 200, 130 4th Ave., S.
Franklin, TN 37064
(615) 794-1333

Address New Owner(s) as Follows: Send Tax Bills To: Map Parcel Nos.:

Randall Phillips, Trustee
c/o Randall Phillips Builders, Inc.
2910 Kraft Drive
Nashville, Tennessee 37204

SAME

155/237
Field Book Nos.:
9D78999

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $175,000.00.

William J. Stanfill
AFFIANT

SUBSCRIBED AND SWORN TO before me, this the 16th day of July, 1986.

Diane B. Gideon
NOTARY PUBLIC

My Commission Expires: June 4, 1990

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, William J. Stanfill and wife Mildred H. Stanfill, have bargained and sold, and by these presents do transfer and convey unto the said Randall Phillips, Trustee, with full power to convey or encumber the subject property without the joinder of any beneficiary, his heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in the ninth and fourteenth Civil District of Davidson County, Tennessee, bounded in general by Brown heirs on the North, McCrory Lane on the East, Natchez Trace Parkway on the South, and Mary Smith on the West, more accurately described according to a survey by William Robert Seigenthaler, dated June 26, 1986, as follows:
>
> BEGINNING at a point in the westerly margin of McCrory Lane, said point being the common boundary between the subject property and 24.33 acres, more or less, owned by the Brown heirs; thence with westerly margin of McCrory Lane, South 7 degrees 35 minutes 48 seconds West 530.0 feet to an iron pin

in the Natchez Trace Parkway property; thence North 49 degrees 30 minutes 25 seconds West 944.23 feet to an iron pin; thence South 74 degrees 21 minutes 56 seconds West 130.56 feet to an iron pin in the easterly margin of Mary Smith property; thence North 6 degrees 45 minutes 02 seconds East 440.58 feet to a set rock in the southerly margin of the 24.33 acre tract of Brown heirs; thence South 60 degrees 22 minutes 45 seconds East 991.69 feet to the point of beginning, said tract containing 9.00 acres, more or less, according to the boundary survey of William Robert Seigenthaler, TN # 177, dated 6/26/86.

Being the same property conveyed to William J. Stanfill and wife Mildred H. Stanfill by deed of record in Book 6472, page 116, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Randall Phillips, Trustee, his heirs, successors, and assigns, forever.

And William J. Stanfill and wife Mildred H. Stanfill, do covenant with the said Randall Phillips, Trustee, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as follows:

1) Subject to 1986 Metropolitan Nashville property taxes, which have been prorated and will be paid in full by the Grantee when due.

2) Said property is subject to an easement for water line granted to Harpeth Valley Utility District of record in Book 5406, page 58, said Register's Office.

3) Said property is subject to corrected assessment under T. C. A. 67-5-603.

And William J. Stanfill and wife Mildred H. Stanfill, do further covenant and bind themselves, their heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said Randall Phillips, Trustee, his heirs, successors, and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 16th day of July, 1986.

William J. Stanfill

Mildred H. Stanfill

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STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, Diane B. Gideon, a Notary Public of said county, William J. Stanfill and wife Mildred H. Stanfill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of July, 1986.

Diane B. Gideon
NOTARY PUBLIC

My Commission Expires: 6/4/90

DIANE B. GIDEON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

23071

IDENTIFICATION REFERENCE

JUL 22 9 37 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6924 PAGE 296

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			175000.00- CONVEY.	
			450.00 COTAX	
			.50 PRFEE	
			5.00 MISC	
			CHECK	455.50-
0252A07/22/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2307 1

IDENTIFICATION/REFERENCE

Jul 22 9 37 AM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 273564