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File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July 19 86

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
Craig F. Turbiner et ux	Commerce Union Bank	150-7
(NAME)	(NAME)	
3420 Towne Village Road	P. O. Box 2546	483
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tenn. 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 Craig F. Turbiner and wife, Kimberly I. Turbiner

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. 539 on the Plan of Towne Village of the Country, Section 5, of record in Book 6250, pages 783 and 784, Register's Office for Davidson County, Tennessee.

SAID Lot No. 539 fronts 55.55 feet on the northerly margin of Towne Village Road and extends back 133.94 feet on the easterly line and 127.74 feet on the westerly line to a dead line in the rear measuring 97.80 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. and Philhall Corp. by deed from Hubert Beard and wife, Sonear Beard of record in Book 4654, page 67 Register's Office for said County; and by deed from Elmer G. Chadwell and wife, Lorene Y. Chadwell of record in Book 4687, page 44, said Register's Office for said County; by Quitclaim Deed to Randall Phillips Builders, Inc., of record in Book 5508, page 923, said Register's Office; by deed from Carl J. Strassle and wife, Sandra G. Strassle of record in Book 5172, page 405, said Register's Office; by deed from Lillie Cone Coleman et vir John A. Coleman, Sr., and John Andrew Coleman, Jr., of record in Book 4867, page 654, said Register's Office; and 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. County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 3420 Towne Village Road, Antioch, Tenn. 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, esate, 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 25th day of July, 1986

Randall Phillips Builders, Inc.

By:
Timothy J. Ferguson, Vice President

Attest:

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____ BOOK 6931 PAGE 213, 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 evidenc /and/ _____ with whom I am personally acquainted and who upon ~~(his oath)~~ (himself) acknowledged ~~(herself)~~ (themselves) 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 attesting the same by the said /_____ /as such/ _____.

Witness my hand and official seal at office at Nashville on this the 25th day of July, 19 86.

My commission expires 11-1-87

_____
Notary Public

WARRANTY DEED

FROM

Randall Phillips Builders, Inc.

TO

Craig F. Turbiner

Kimberly J. Turbiner

IDENTIFICATION REFERENCE

25525

Jul 28 3 41 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

80900.00- CAPIT
226.50 STAX
.50 PRFEE
6.00 WDEED
CHECK 233.02-
3092A07/28/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25525

IDENTIFICATION REFERENCE

Jul 28 3 41 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 276347