BOOK 6937 PAGE 396 File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,900.00

Affiant 7/30/86

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th 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
Jeffery C. Sammons, unmarried (NAME)	Commerce Union Bank (NAME)	150-8
3441 Daisy Trail (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	16
Antioch, Tenn. 37013 (CITY) (STATE) (P.O. ZIP)	Nashville, Tennessee 37219 (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 Jeffery C. Sammons, 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. 337 on the Plan of The Country, Section 7-A of record in Book 6250, page 308, Register's Office for Davidson County, Tennessee.

SAID Lot No. 337 fronts 78.85 feet on the southerly margin of Daisy Trail and extends back 117.98 feet on the westerly line and 124.43 feet on the easterly line to a dead line in the rear measuring 87.25 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc., and Philhall Corporation 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 pprt of the same property conveyed to Philhall Corp. and Randall Phillips Builders, Inc., by deed fom 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, Register's Office for said County. County, Tennessee.This conveyance is subject to any and all existing restrictions and easements of record.

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN
AUG 1 3 12 PM '86

27.496

PRIOR REFERENCE

unimproved ( )
This is improved (X) property, known as 3441 Daisy Trail (House Number) (Street) Antioch, Tenn. 37013 (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 30th day of July, 19 86

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 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 (he) ~~XXXX~~ (she) 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 30th day of July, 19 86.

My commission expires 11-1-87

Notary Public

WARRANTY DEED

FROM

Randall Phillips Builders, Inc.

Jeffery C. Sammons, 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

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RECEIVED OF _____

FOR _____

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
			94900.00- CAMT.	
			265.72 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	272.22-
5354A	08/01/86		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2749.6

AUG 1 3:12 PM '86

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN

No. 278559