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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 $ 86,900.00

H. Edward Kleine III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 19 86

Notary Public

MY COMMISSION EXPIRES 3/12/90
(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
H. Edward Kleine, III et ux	Commerce Union Bank	150-7
(NAME)	(NAME)	
3620 Arcadia Circle	P. O. Box 2546	494
(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 H. Edward Kleine, III and wife, Belinda M. Kleine

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 Davdson County, Tennessee, being Lot No. 510 on the Plan of Towne Village of the Country, Section 5 as of record in Book 6250, page 783, Register's Office for said County.

SAID Lot No. 510 fronts 65.48 feet on the northely margin of Arcadia Circle and extends back 147.88 feet on the westerly line and 134.34 feet on the easterly line to a broken line in the rear measuring 94.34 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc., and Philhall Corporation by deed from Hubert Beard and wife, Scnear Beard of record in Book 4654, page 67 Register's Office for said County; 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; by deed from Robert Leland Henley and wife, Dearah Hill Henley of record in Book 4684, page 351, said Register's Office; by quitclaim deed from Philhall Corp. of record in Book 6818, page 568 and re-recorded in Book 6829, page 856, Register's Office for Davidson County, Tennessee. County, Tennessee.This conveyance is subject to any and all existing restrictions and easements of record.

AUG 1 3 1986

FELIX Z. WILSON III
DAVIDSON COUNTY, TENN.

IDENTIFICATION

27.49

This is improved ( ) unimproved ( ) property, known as 3620 Arcadia Circle, Antioch, Tenn. 37013
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zone)

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 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 31st day of July, 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 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 /XXXX/~~, 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 31st day of ~~July~~, 19~~86~~.

My commission expires 3/11/90

Notary Public

WARRANTY DEED

FROM

Randall Phillips Builders, Inc.

TO

H. Edward Kleine, III

Belinda M. Kleine

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 _____

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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
			86900.00-	CAMT.
			243.32	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 249.82-
5357A08/01/86				BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 7.4 9.8

FEE/TAX REFERENCE

Aug 1 3 13 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 278561