File Box 43

STATE OF TENNESSEE, COUNTY OF Davidson BOOK 6939 PAGE 975

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,900.00

Ronald D. Dunn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st 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 Ronald D. Dunn et ux	SEND TAX BILLS TO Commerce Union Bank	MAP - PARCEL NUMBERS 150-7
(NAME) 3425 Towne Village Road	(NAME) P. O. Box 2546	491
(STREET ADDRESS OR ROUTE NUMBER) Antioch, Tenn. 37013	(STREET ADDRESS) 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 Ronald D. Dunn and wife, Margaret O. Dunn

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. 531 on the Plan of Towne Village of the Country, Section 5 of record in Book 6250, page 783, Register's Office for said County.

SAID Lot No. 531 fronts 65.78 feet on the southerly margin of Towne Village Road and extends back 133.25 feet on the westerly line and 130.53 feet on the easterly line to a dead line in the rear measuring 65.25 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc., and Philhall Corporation by deed from Hubert Beard and wife, Snear 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.

unimproved ( )
This is improved (X) property, known as 3425 Towne Village Road, (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, 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, 1986

Randall Phillips Builders, Inc.
By:
Timothy J. Ferguson, Vice President
Attest:

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STATE OF TENNESSEE
Davidson County

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_____.

County of Davidson

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE

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~~ _____ ~~and~~ Vice President with whom I am personally acquainted and who upon his oath acknowledged himself to be the ~~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 31st day of ~~July~~, 19 ~~86~~.

My commission expires 11-1-87

Notary Public

WARRANTY DEED

FROM

Randall Phillips Builders, Inc.

TO

Ronald D. Dunn

Margaret O. Dunn

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

28312

IDENTIFICATION REFERENCE

AUG 5 10 08 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6939 PAGE 977

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
			71503.30- CONVT.	
			201.30 CSTAX	
			.50 PRFEE	
			6.00 MDEED	
			ONFILE 207.80-	
			0269A08/05/86 BAL	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28312

IDENTIFY REFERENCE

Aug 5 10 08 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 279456