File Box #43

BOOK 6956 PAGE 502

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August 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
Donald W. Atkins	Commerce Union Bank	150-8
(NAME) 3453 Daisy Trail	(NAME) P. O. Box 2546	13
(STREET ADDRESS OR ROUTE NUMBER) Antioch, Tenn. 37013	(STREET ADDRESS) Nashville, Tennessee 37219	2D75150
(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 Donald W. Atkins and wife, Betty R. Atkins

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. 334 on the Plan of the Country, Section 7-A of record in Book 6250, page 308, Register's Office for said County.

SAID Lot No. 334 fronts 99 feet on the southerly margin of Daisy Trail and extends back 131.94 feet on the westerly line and 112.91 feet on the easterly line to a dead line in the rear measuring 66.39 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc., and Philhall Corp. by deed from John R. Creager, Jr., James Russell Creager, Richard M. Creager, and William H. Creager of record in Book 4805, page 551 Register's Office for said county; and being part of the same property conveyed to Philhall Corp., and Randall Phillips Builders, Inc., 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. The said Philhall Corp. having since conveyed its interest in the subject property to Randall Phillips Builders, Inc., of record in Book 6448, page 797 and corrected in Book 6488, pae 928, Register's Office for said County. County, Tennessee.This conveyance is subject to any and all existing restrictions and easements of record.

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IDENTIFICATION REFERENCE

AUG 21 3 31 PM '86

REGISTER'S OFFICE DAVIDSON COUNTY, TN

unimproved ( )
This is improved. ( ) property, known as 3453 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, 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 it, 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 15th day of August, 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

and _____ or proved to me upon the basis of satisfactory evidence (his oath) (himself) with whom I am personally acquainted, and who ~~upon (his several oaths) acknowledged~~ _____, as 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 15th day of ~~August~~, 19 86.

My commission expires 11-1-87

_____
Notary Public

WARRANTY DEED

FROM

Randall Phillips Builders, Inc.

TO

Donald . Atkins

Betty R. Atkins

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

87900.00- CAMT.
246.12 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 252.62-.
3034A08/21/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34202 IDENTIFIED FREEMAN AUG 21 3 31 PM

No. 286048