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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 $ 82,900.00

X George A. Rand
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF August, 19 86,

Notary Public

MY COMMISSION EXPIRES 1-8-[illegible]
(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
George A. Rand et ux	Commerce Union Bank	
(NAME)	(NAME)	
109 Heathcote Ct.	P. O. Box 2546	26-7 69
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, TN 37072	Nashville, Tennessee 37219	GO20468
(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 George A. Rand and wife, Carol M. Rand

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. 175 on the Plan of Windsor Green, Phase I, Section III, of record in Book 6250, page 46, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the southerly right of way of Heathcote Court, said point being the common corner of Lots 175 and 176; thence in a southerly direction along common border of said lots 131.86 feet to a point;thence leaving said common border and in a westerly direction 81.02 feet to the common corner of Lots 175 and 166; thence in a northerly direction and along common border of Lots 175, 166 and a portion of Lot 167 145.74 feet to a point; thence at the common corner of Lots 175 and 174 and along common border of said lots 76.43 feet to a point in the southerly right of way of Heathcote Court; thence along said right of way 23.09 feet to the point of beginning.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from F. Clay Bailey, Trustee of record in Book 6100, page 670 and by deeds of correction in Book 6201, page 391 and Book 6297, page 207 Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved ( ) property, known as 109 Heathcote Ct., Goodlettsville, TN 37072
(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, 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 20th day of August, 86

Randall Phillips Builders, Inc.
By: Timothy J. Ferguson
Timothy J. Ferguson

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/ _____ (his oath) (himself) with whom I am personally acquainted /and who upon ~~(their several oaths)~~ acknowledged ~~(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/ _____ ~~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 20th day of ~~August~~, 19 86.

My commission expires 11-1-87

_____
Notary Public

WARRANTY DEED

FROM

~~Randall Phillips Builders, Inc.~~

TO

~~George A. Rand~~

~~Carol M. Rand~~

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

36063

IDENTIFICATION REFERENCE

AUG 27 3 42 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

82900.00- CAMT
232.12 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 238.62-
51-67A08/27/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36063

IDENTIFICATION REFERENCE

AUG 27 3 43 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 288125