File box 43

STATE OF TENNESSEE
COUNTY OF Davidson BOOK 6963 PAGE 66

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 86,740.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August, 19 86.

Notary Public

MY COMMISSION EXPIRES 3-11-90
(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
Toby K. Culp et ux	Commerce Union Bank	150-7 #489
(NAME)	(NAME)	
3433 Towne Village Rd.	P. O. Box 2046	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 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 Toby K. Culp and wife, Terry S. Culp

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. 533 on the Plan of Towne Village of the Country Section 5 of record in Book 6250 Pages 783 and 784, Register's Office of Davidson County, Tennessee.

SAID Lot No. 533 fronts 35 feet on the southerly margin of Towne Village Rd. and extends back 129.27 feet on the westerly line and 129.77 feet on the easterly line to a brake line in the rear measuring 203.91 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. and Philhail Corporation by deed from Hubert Beard and wife Senear Beard, of record in Book 4654, Page 67, said Register's Office; 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 Little Cone Coleman et vir John A. Coleman, Sr. and John Andrew Coleman, Jr. of record in Book 4867, Page 654, said Register's Office; and 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.

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

This is improved X ( ) unimproved ( ) property, known as 3433 Towne Village Rd., Antioch, TN 37013
(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 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 26th day of August, 19 86

Randall Phillips Builders, Inc.

By: Timothy J. Ferguson, Vice-President

Attest:

STATE OF TENNESSEE
Davidson County

BOOK 6963 PAGE 67

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 evid. /and/ _____ with whom I am personally acquainted/and who upon ~~(his oath)~~ (himself) 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/ _____, 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 that he/she/they executed the same by the said/ /as/such/ _____.

Witness my hand and official seal at office at Nashville on this the 26th day of August, 19~~86~~.

My commission expires 3/11/90

Notary Public

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
Toby K. Culp
Terry S. Culp

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

36542

IDENTIFICATION REFERENCE

Aug 28 3 41 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 _____

BOOK 6963 PAGE 68

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
			86740.00- CAMT. 242.76 CSTAX .50 PRFEE 6.00 WDEED CHECK 249.26- 5750ACB/28/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36542

IDENTIFT REFERENCE

Aug 28 3 41 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 288702