File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson BOOK 6966 PAGE 121

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,900.00

David R. Morgan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th 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
David R. Morgan, unmarried	Commerce Union Bank	26-7 #58
(NAME) 107 Welshwood Ct.	(NAME) P. O. Box 2546	B020457
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, TN 37072	(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 David R. Morgan, unmarried

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. 164 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 margin of Welshwood Court, said point being the common corner of Lots 164 and 165; thence in a southerly direction and along common border of Lots 164 and 165 34.11 feet to a point; thence continuing in a southerly direction along common border 55.81 feet to a point in the south boundary line of Lot 164, said point being the common corner of Lots 164 and 165; thence in a westerly direction along south boundary line, 91.00 feet to the common corner of Lots 164 and 157; thence in a northerly direction and along common borders of Lots 164, 157 and 158 93.19 feet to a point in the north boundary line of Lot 164; thence in an easterly direction and along the common border of Lots 164 and 163 81.72 feet to a point; thence continuing along common border 20 feet to a point in the southerly margin of Welshwood Court; thence in an easterly direction along said margin 20.20 feet to the point of beginning.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from F. Gray Bailey of record in Book 6100, Page 670 and by deed from Deed of Correction of record in Books 6201, page 391, and 6297 page 207 Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ( )
This is improved (X) property, known as 107 Welshwood 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 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 27th day of August, 1986

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

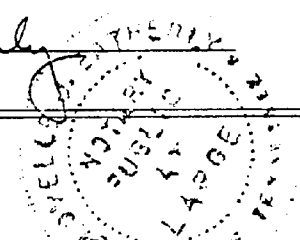
STATE OF TENNESSEE
County of Davidson

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 /and/ _____ with whom I am personally acquainted and who upon ~~(his oath)~~ _____ ~~(himself)~~ acknowledged ~~(itself)~~ (themselves) to be the Vice-President /and/ _____ /~~position~~/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~~ /~~himself~~/ as such Vice-President /~~signing for the said~~/ /and/ _____ /~~as such~~/.

Witness my hand and official seal at office at Nashville on this the 27th day of August, 19 86.

My commission expires 3/11/90

Notary Public



WARRANTY DEED

FROM

Randall Phillips Builders, Inc.

TO

David R. Morgan, unmarried

37506

IDENTIFICATION REFERENCE

SEP 2 3 02 PM '86

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
			68900.00- CAMT.	
			192.92 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 193.42-	
6807A09/02/86			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37506

IDENTIFICATION REFERENCE

SEP 2 3 02 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 289730