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File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICH-
EVER IS GREATER, FOR THIS TRANSFER IS $ 60,900.00

/s/ Sandra R. Smiley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th 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
Sandra R. Smiley, unmarried	Commerce Union Bank	150-3 #247
(NAME) 3010 Chelsea Way	(NAME) P. O. Box 2546	
(STREET ADDRESS OR ROUTE NUMBER) Antioch, TN 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, Philhall Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sandra R. Smiley, 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. 105A Zone Lot Division of Lot 105, Chelsea of Priest Lake, Section 2-A and Lot 104 Chelsea of Priest Lake, Section 2-B of record in Book 6250 Page 977 and ammended in Book 6250 Page 423 Register's Office for said County.
SAID Lot 105A, being a corner lot, fronts 48.0 feet on the southerly margin of Sheana Way, said frontages being joined by a curve measuring 36.08 feet; the southerly line of said lot extends back 70 feet and intersects the westerly line, which is a broken line, 97.44 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc., and Philhall Corporation by deed from Little Cone Coleman and husband John A. Coleman, Sr., and son, John Andrew Coleman, Jr., of record in Book 4867, page 664 Register's Office for said county; and being also part of the same property conveyed to Philhall Corp., and Randall Phillips Builders, Inc., by deed from L. Barrett and wife, Rachel S. Barrett, of record in Book 5221, page 373, Register's Office for said County; and being part of the same property conveyed to Randall Phillips Builders, Inc., and Philhall Corp., by deed from Robert Leland Henley and wife, Dearah Hill Henley, of record in Book 4684, page 351, said Register's Office, and being the same property conveyed to Philhall Corp., by deed from Randall Phillips Bldrs., Inc., in Book 6573, page 301, 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 3010 Chelsea Way, (House Number) (Street) Antioch, TN 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 28th day of August, 1986

Philhall Corporation
By: /s/ Charles S. Wells, Jr.
Charles S. Wells, Jr., 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 Charles S. Wells, Jr. or proved to me upon the basis of satisfactory evidence and ~~and~~ _____ with whom I am personally acquainted and who upon ~~(their several oaths)~~ acknowledged ~~(themselves)~~ to be the Vice-President and ~~and~~ _____ ~~respectively~~ of the Philhall Corporation 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 Charles S. Wells, Jr. as such Vice-President ~~and executing the same for said~~ ~~as such~~ _____.

Witness my hand and official seal at office at Nashville on this the 28th day of August, 19 86.

My commission expires 3-11-90

Notary Public

IDENTIFICATION REFERENCE

SEP 2 3 14 PM '86

FEE $ PAID ON RECEIPT
DAV. CO. TENN.

WARRANTY DEED

FROM

Philhall Corporation

TO

Sandra R. Smiley, unmarried

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
			60900.00-	CAMT.
			170.62	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 177.02-
6829A	09/02/86		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37526

IDENTIFICATION REFERENCE

SEP 2 3 14 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 289752