File Box 43

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STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,900.00

+ Regina Ann Duncan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th 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
Regina Ann Duncan, unmarried	Commerce Union Bank	150-3 #262
2905 Sheana Way (NAME)	P. O. Box 2546 (NAME)	2D74897
Antioch, TN 37013 (STREET ADDRESS OR ROUTE NUMBER)	Nashville, Tennessee 37219 (STREET ADDRESS)	
(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 Regina Ann Duncan, 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. 92A Zone Lot Division Lot 81, Chelsea of Priest Lake, Section 2-A and Lot 92, Chelsea of Priest Lake, Section 2-B of record in Book 6250, Page 944 Register's Office for Davidson County, Tennessee.

SAID Lot No. 92A fronts 42.31 feet on the easterly margin of Sheana Way and extends back 161.56 feet on the northerly line and 145.67 feet on the southerly line to a dead line in the rear measuring 43.92 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc., and Philhall Corporation, by deed from Lillie Cone Coleman and husband, John A. Coleman, Jr., and son, John Andrew Coleman, Jr., of record in Book 4867, page 654 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, Register's Office for said County; and being the same property conveyed to Philhall Corp. from Randall Phillips Builders, Inc. recorded in Book 6573, Page 301 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 (X) property, known as 2905 Sheana Way, 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 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 29th day of August, 1986

Philhall Corporation
By:
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~~ _____ with whom I am personally acquainted ~~and~~ who upon his oath acknowledged himself to be the Vice-President ~~and~~ _____ ~~respectively~~ of the Philhall Corporation 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 Charles S. Wells, Jr. 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 29th day of ~~August~~, 19~~86~~.

My commission expires 11-1-87

_____
Notary Public

WARRANTY DEED

FROM
Philhall Corporation

TO
Regina Ann Duncan, unmarried

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

38697

IDENTIFICATION REFERENCE

SEP 4 2 34 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

62900.CO- CAMT
176.12 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 182.62-
81#2A09/04/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38697

IDENTIFICATION REFERENCE

SEP 4 2 34 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 291012