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FORM NO. WD-1

BOX 10

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,900.00

Ralph W. Donaldson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF September 19 86

Patricia Spicer Carden
Notary Public

MY COMMISSION EXPIRES 7-18-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

| ADDRESS NEW OWNER (S) AS FOLLOWS: | Send Tax Bills To/Mortgagee Is: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ralph W. Donaldson et ux (NAME) | Dobson and Johnson, Inc. (NAME) | 150-03-0 |
| 3444 Timber Trail (STREET ADDRESS OR ROUTE NUMBER) | Suite 1800, One Commerce Place (STREET ADDRESS) | 226.00 |
| Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP) | Nashville, TN 38239 (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 Ralph W. Donaldson and wife, Alice P. Donaldson

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. 402 on the plan of Addition to Section Two "The Country", of record in Book 6250, page 623, Register's Office for said County.

Said Lot No. 402 fronts 40.00 feet on the northeasterly margin of the cul-de-sac at the terminus of Timber Trail and extends back 113.26 feet on the southeasterly line and 105.85 feet on the westerly line to a broken line in the rear, measuring 155.83 feet thereon.

Being part of the same property conveyed to Philhall Corp and Randall Phillips Builders, Inc. by Installment Deed from Robert Leland Henley and wife, Dearah Hill Henley of record in Book 4684, page 351, said Register's Office. The interest of Philhall Corp. has since been conveyed to Randall Phillips Builders, Inc. by deed of record in Book 5077, page 462, said Register's Office.

This conveyance is subject to restrictive covenants of record in Book 6644, page 339, said Register's Office, and to the matters set forth in the above referenced plan of record.

4285

IDENTIFICATION REFERENCE

SEP 17 9 50 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 3444 Timber Trail (House Number) (Street) Antioch, TN (P. O. Address) (City or Town) 37013 (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 15th day of September, 19 86

Randall Phillips Builders, Inc.

BY: Tim Ferguson, Vice-President

CHECKED 09/17/86 27

2869

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of _____

Personally appeared before me, _____, a Notary Public of said county, _____

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this _____ day of _____, 19____.

_____
NOTARY PUBLIC

My commission expires:

_____

CORPORATE ACKNOWLEDGEMENT

State of Tennessee

County of Davidson

Before me, the undersigned of the state and county aforesaid, personally appeared Tim Ferguson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of the Randall Phillips Builders, Inc., the within named bargainor, a corporation, and that he as such Vice-President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice-President.

WITNESS my hand and seal, at office in Nashville, Tennessee

this 15th day of September, 19 86

Patricia Spicer Carden
NOTARY PUBLIC

My commission expires: 7-16-88

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

**WARRANTY DEED**

**FROM**

Randall Phillips Builders, Inc.

**TO**

Ralph W. Donaldson and wife

Alice P. Donaldson

**PATRICIA SPICER CARDEN**
Attorney At Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

**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 |
|---|---|---|---|---|

96900.00- CAMT.
271.32 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 277.82-
2869A09/17/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42856

IDENTIFICATION REFERENCE

SEP 17 9 58 AM '86

FELIX Z. WILSON IT REGISTER
DAVIDSON COUNTY, TN

No. 295661