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File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF September 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
Wayne R. Landgren et ux	Commerce Union Bank	150-3 #324
(NAME)	(NAME)	
2915 Sheana Way	P. O. Box 2546	2D74954
(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, Philhall Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wayne R. Landgren and wife, Joanna C. Landgren

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. 94B Zone Lot Division, Lots 83,84,89,90,94 and 101, Chelsea of Priest Lake, Section 2-B, of record in Book 6250, Page 766, Register's Office for Davidson County, Tennessee.

SAID Lot No. 94B fronts 60.52 feet on the northeasterly margin of Sheana Way and extends back 87.17 feet on the northerly line and 94.51 feet on the southerly line to a dead line in the rear measuring 58.44 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 Page 654 Register's Office for said County; and being also part of the same property conveyed to Philhall Corp., Randall Phillips Bldrs. Inc., by Deed from L. Barrett and wife Rachel S. Barrett, 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.

This is ( ) unimproved ( ) improved property, known as 2915 Sheana 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 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 11th day of September, 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)~~ ~~XXXXXXXXXXXXX~~ ~~(them several oaths)~~ acknowledged ~~(himself)~~ ~~XXXXXX~~ (themselves) 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 11th day of September, 19 86.

My commission expires 3/11/90

Notary Public

WARRANTY DEED

FROM

Philhall Corporation

TO

Wayne R. Landgren

Joanna C. Landgren

43239

IDENTIFICATION REFERENCE

SEP 17 3 03 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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
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
			62900.00 CAMT.	
			176.12 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	182.62
8283A	09/17/86	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43239

IDENTIFICATION REFERENCE

SEP 17 3 03 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 296067