File Box 43

STATE OF TENNESSEE BOOK 6995 PAGE 312
COUNTY OF Davidson

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

James S. Mullery
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF September, 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
James S. Mullery et ux	Commerce Union Bank	150-3 #400
(NAME)	(NAME)	
817 Dresden Court	P. O. Box 2546	
(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, Randall Phillips Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James S. Mullery and wife, Kathryn T. Mullery

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. 350 on the Plan of The Country, Section 8, of record in Book 6250, Pages 912 and 913, Register's Office for Davidson County, Tennessee.

SAID Lot No. 350 fronts 35 feet on the westerly margin of Dresden Court and extends back 169.45 feet on the northerly line and 119.72 feet on the southeasterly line to a dead line in the rear measuring 149.14 feet thereon.

Being part of the same property conveyed to Philhall Corporation and Randall Phillips Builders, Inc. by deed from Robert Leland Henley, and wife, Dearah Hill Henley of record in Book 4684, page 351 Register's Office for Davidson County, Tennessee and being part of the same property conveyed to Randall Phillips Builders, Inc. and Philhall Corporation by deed from John R. Creager, Jr., James Russell Creager, Richard H. Creager and William H. Creager of record in Deed Book 4805, Page 551, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

SEP 30 3 48 PM '86
REGISTER'S OFFICE
IDENTIFICATION REFERENCE
WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved ( ) unimproved ( ) property, known as 817 Dresden Court, 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, esate, 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 26th day of September, 1986

Randall Phillips Builders, Inc.
By: [signature]
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

~~and~~ _____ 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 Randall Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~x~~(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 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 26th day of September, 19 86.

My commission expires 11-1-87

Shirley L Davis
Notary Public

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
James S. Mullery
Kathryn T. Mullery

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

96900.00- CAPT.
271.32 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 277.82-
B524A09/30/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 7 8 5 9

IDENTIFICATION REFERENCE

SEP 30 3 48 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 301191