BOOK 6995 PAGE 320 File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,900.00

+ Betty R. Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF September 19 86,

Shirley S Davis
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
Betty R. Martin, unmarried			Commerce Union Bank			150-3 #274
(NAME)			(NAME)			
2906 Sheana Way			P. O. Box 2546			2D74909
(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 Betty R. Martin, 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. 104-A on the Plan of Zone Lot Division of Lots 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, Register's Office for Davidson County, Tennessee.

SAID Lot No. 104-A fronts 45 feet on the westerly margin of Sheana way and extends back 110.71 feet on the southerly line and 145.15 feet on the northerly line, which is a broken, to a broken line in the rear measuring 73.49 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. and Philhall Corp. by deed from Lillie Cone Coleman et vie 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 also 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., of record 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 improved (X) unimproved ( ) property, known as 2906 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 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 26th day of September, 1986

Philhall Corporation
By: Charles S. Wells, Jr., Vice-President
Attest:

STATE OF TENNESSEE
Davidson County

BOOK 6995 PAGE 321

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~~ _____, 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 26th day of September, 19 86.

My commission expires 11-1-87

Notary Public

47861

WARRANTY DEED

FROM

Philhall Corporation

TO

Betty R. Martin, unmarried

IDENTIFICATION REFERENCE

SEP 30 3 49 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 _____

BOOK 6995 PAGE 322

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

579[illegible].00 CAPIT.
162.[illegible]E CSTAX
.50 PRFE[illegible]
6.00 WDE[illegible]
CHECK 168.62-
B526A09/30/86 BAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.7.8.6 I.

IDENTIFY REFERENCE

Sep 30 3 49 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 301193