Box 4

BOOK 7002 PAGE 706 #86-10-9
FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,900.00

Beverly B Tate
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF October, 1986.

Notary Public

MY COMMISSION EXPIRES: February 19, 1988

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foley & Weiss, Attorneys, 1 Church St. Bldg. Suite 500, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
Beverly B. Tate (NAME)	Commerce Union Bank (NAME)	Map 86-7
1533 Market Square (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	Parcel 145
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37239 (CITY) (STATE) (ZIP)	FB#4D-91379

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 Beverly B. Tate, 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. 214 on the Plan of Jackson's Retreat, Phase V-A, A Planned Unit Development, of record in Book 6250, Page 309, Register's Office for said County.

Said Lot No. 214 fronts 65.50 feet on the southeasterly side of Market Square and extends back 136.15 feet on the northeasterly line and 127.43 feet on the southwesterly line to a line in the rear measuring 66.07 feet thereon.

BEING part of the same property conveyed to Randall Phillips Builders, Inc., by Deed from First American National Bank in Nashville, of record in Book 5584, Page 274, Register's Office for Davidson County, Tennessee.

As part of the consideration for this transfer, the Grantee agrees to be bound by the terms set forth in the Declaration of Covenants, Conditions and Restrictions of record in Book 5741, Page 360 and Book 6482, Page 679, said Register's Office and By-Laws of Jackson's Retreat Homeowners Association of record in Book 5745, Page 294, said Register's Office.

50305

IDENTIFICATION REFERENCE

Oct 7 12 46 PM 86

FELIX Z. WILSON II
DAVIDSON COUNTY, TENN.

This is unimproved (XX) improved ( ) property, known as 1533 Market Square, Hermitage, Tennessee 37076
(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 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 his hand this 6th day of October, 1986

Randall Phillips Builders, Inc.
By:
Timothy J. Ferguson, Vice President

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, (or proved to me on the basis of satisfactory evidence) 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___.

_____ Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared TIMOTHY J. 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 the Vice President of the RANDALL PHILLIPS BUILDERS, INC.

a corporation, and that he as such Vice President, 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 official seal at NASHVILLE TENNESSEE this 6th day of October, 19 86.

_____ Notary Public

Commission Expires 2/19/88

PETER L. ISS NOTARY PUBLIC STATE OF TENNESSEE

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
Beverly B. Tate, unmarried

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
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

80900.00- CAMT.
248.92 CSTAX
.50 PRFE
6.00 WDE
CHECK : 251.42-
1292A10/07/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50305

IDENTIFICATION REFERENCE

Oct 7 12 46 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 303886