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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 $ 87,000.00

Affiant Peggy H. Jones

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF October 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, NASHVILLE, TN. 37201

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
William L. Jones et ux	Commerce Union Bank	150-11
(NAME)	(NAME)	
3261 Towne Village Rd.	P. O. Box 2546	#200
(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, H. Edward Phillips and wife, Janice E. Phillips

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William L. Jones and wife, Peggy H. Jones

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. 319 on the Plan of Towne Village of the Country, Section 4-A, of record in Book 6250, Pages 20 and 21, Register's Office for Davidson County, Tennessee.

SAID Lot No. 319, being a corner Lot, fronts 80 feet on the easterly margin of Towne Village Rd. and fronts 80 feet on the northerly margin of Spring Garden Court, said frontages being joined by a curve measuring 39.27 feet; the northerly line of said lot extends back 105 feet and intersects the easterly line which measures 105 feet thereon.

BEING the same property conveyed to H. Edward Phillips and wife, Janice E. Phillips by deed from Randall Phillips Builders, Inc., a Tennessee Corporation of record in Book 6649, page 395 Register's Office for Davidson County, Tennessee.

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

13687

IDENTIFICATION REFERENCE

Oct 16 2 24 PM '86

RECEIVED & RECORDED
DAVIDSON COUNTY, TN

This is improved (X) unimproved ( ) property, known as 3261 Towne Village Rd., 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 10th day of October, 1986

x H. Edward Phillips

x Janice E. Phillips

H. Edward Phillips Janice E. Phillips

STATE OF TENNESSEE
County of Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named H. Edward Phillips and wife, Janice E. Phillips

or proved to me upon the basis of satisfactory evidence

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of October 1986

Commission expires 3/11/90

Notary Public (Seal)

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ (his oath) _____ (himself) _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Harry E. Phillips

TO
William L. Jones
Peggy H. Jones

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
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

TOTL .00- CASH
243.60 CSTAX
.50 PRFEE
6.00 WDFEE
CHECK 250.10-
5:65A:10/16/86 DAL .?

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

536887

IDENTIFICATION REFERENCE

Oct 16 2 24 PM '86

[illegible]

No. 01384