File Box 43

BOOK 7625 PAGE 295

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,900.00

X Mark A. Tignor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF October 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, NASHVILLE, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Mark A. Tignor et ux	Commerce Union Bank	172-8-A
(NAME) 1616 Hunter's Branch Rd.	(NAME) P.O. Box 2546	#16
(STREET ADDRESS OR ROUTE NUMBER) Antioch, Tenn. 37013	(STREET ADDRESS) Nashville, TN 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 Corp.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark A. Tignor and his wife, Dawn M. Tignor

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. 16 on the Plan of Hunter's Branch, Section 2-A, of record in Book 6250, Page 819, and amended in Book 6815, Page 77, Register's Office for Davidson County, Tennessee.

SAID Lot No. fronts 72.69 feet on the easterly margin of Hunter's Branch Rd. and extends back 104.27 feet on the southerly line and 113.09 feet on the northerly line to a dead line in the rear measuring 85 feet thereon.

Being part of the same property conveyed to Philhall Corporation by deed from Hunter's Branch Development Corporation of record in Book 6795, page 770 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 1616 Hunter's Branch Rd., Antioch, Tenn. 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, 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 24th day of October, 19 86

Philhall Corp.
By:
Timothy J. Ferguson, Vice President
Attest:

STATE OF TENNESSEE
Davidson County

BOOK 7025 PAGE 296

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 or proved to me upon the basis of satisfactory evidence ~~and~~ _____ with whom I am personally acquainted ~~and~~ who upon ~~(his oath)~~ ~~(their several oaths)~~ acknowledged ~~(himself)~~ ~~(themselves)~~ to be the Vice President ~~and~~ _____ ~~respectively~~ of the Philhall Corp. the within named bargainor, a corporation, and that (he) ~~she~~ 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 24th day of October, 19 86.

My commission expires 11-1-87

Notary Public

WARRANTY DEED

FROM
Philhall Corp.

TO
Mark A. Tignor
Dawn M. Tignor

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
NASHVILLE, TENNESSEE 37201

5 8 2 3 2

IDENTIFICATION REFERENCE

Oct 30 3 04 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7025 PAGE 297

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

75900.00- CAMT.
212.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 219.00-
0339A10/30/86 DAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5823 2

IDENTIFICATION REFERENCE

Oct 30 3 04 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 06448