BOOK 7039 PAGE 496 File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 63,900.00

Harold F. Grace
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF November 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
Harold F. Grace et ux	Commerce Union Bank	26-06-16
(NAME) 132 Habersham Court	(NAME) P.O. Box 2546	G020329
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, TN 37072	(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, Randall Lee Phillips and wife, Shelley N. Phillips

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harold F. Grace and his wife, Patricia C. Grace

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 re-subdivision of Windsor Green, Phase, 1, Section 1, of record in Book 6250, Page 374, said Register's Office and more particulary described as follows as metes and bounds:

BEGINNING at a point in the easterly margin of Windsor Trace, said point being a common corner among Lots 16, 17 and 19 on said plan; thence with the margin of said Trace North 21 degrees 11 minutes 23 seconds West 60.01 feet to a point, which point beginning at a curve; thence with said curve in a Northeast direction 39.27 feet to a point in the southerly margin of Habersham Court; thence said Court North 68 degrees 48 minutes 37 seconds East 37.09 feet to a point, said point being a common corner between Lots 15 and 16 on said plan; thence with the common boundary line between said Lots South 19 degrees 55 minutes 15 seconds East 70.42 feet to a point; thence continuing with said common boundary line Lots 15 and 16 on said plan South 28 degrees 57 minutes 43 seconds west 35.14 feet to a point in the North boundary line of Lot 19 on said plan; thence with the common boundsry line between Lots 16 and 19 on said plan South 68 degrees 48 minutes 37 seconds West 33.30 feet to the point of beginning.

BEING the same property conveyed to Randall Lee Phillips,* unmarried by deed from Randall Phillips Builders, Inc of record in Book 6456, page 865 Register's Office for Davidson County, Tennessee.

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

11/13 195.4 CHECK

This is unimproved ( ) improved (X) property, known as 132 Habersham Court, (House Number) (Street) Goodlettsville, TN 37072 (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 7th day of November, 19 86

Randall Lee Phillips

Randall Lee Phillips Shelley N. Phillips

Attest:

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randall Lee Phillips and wife, Shelley N. 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 7th day of November 1986

Commission expires 3/11/90

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 _____ (his oath) _____ (himself) with whom I am personally acquainted and who upon ~~[illegible]~~ acknowledged ~~[illegible]~~es) to be the Vice-President and _____ respectively of the Randall Phillips Builders, Inc. 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 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 7th day of November, 19 86.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
Harold F. Grace
Patricia C. Grace

63061

IDENTIFICATION REFERENCE

Nov 13 2 18 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

* Shelley N. Phillips, wife of the said Randall Lee Phillips, joins in this conveyance for the purpose of conveying any and all right and title that she may now, or at any time in the future, have in subject property especially her marital rights.

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

63903.00- CAPT
178.92 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 185.42-
5775A 11/13/86 SAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63061

IDENTIFICATION REFERENCE

Nov 13 2 18 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 11757