File Box 43

STATE OF TENNESSEE BOOK 7042 PAGE 512
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,300.00

H. Randy Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th 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
H. Randy Smith, unmarried	Commerce Union Bank	26-7 #58
(NAME)	(NAME)	
105 Welshwood Court	P.O. Box 2546	G020456
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, TN 37072	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 Phillips Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO H. Randy Smith, 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. 163 on the Plan of Windsor Green, Phase 1, Section 3, of record in Book 6250, Page 46, Register's Office for Davidson County, Tennessee.

SAID Lot No. 163 fronts 48 feet on the westerly margin of Welshwood Court and extends back 99 feet on the northerly line and 81.72 feet on the southerly line to a dead line in the rear measuring 65 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from F. Clay Bailey, Jr.,Trustee of record in Book 6100, page 617, and by deed from Deeds of Correction of record in Book 6201, Page 391, and in Book 6297, Page 207 Register's Office for Davidson County, Tennessee.

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

64127
IDENTIFICATION REFERENCE
Nov 18 9 00 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CHECK

This is improved ( ) unimproved ( ) property, known as 105 Welshwood Court (House Number) Goodlettsvill (on city) TN (P. O. Route) 37072 (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 14th day of November, 1986

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

STATE OF TENNESSEE
Davidson County

BOOK 7042 PAGE 513

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 ~~(their several oaths)~~ acknowledged ~~(themselves)~~ 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 14th day of November, 19 86.

My commission expires 3/11/90

Notary Public

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
H. Randy Smith, unmarried

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 _____

BOOK 7042 PAGE 514

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

70350.00- CAPT.
196.84 CSTAX
.50 PRFE
6.00 WDFE
CHECK 203.34-
6993A1 11/18/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64127.

IDENTIFICATION REFERENCE

Nov 18 9 00 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 12935