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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 $ 86,900.00

Thomas E. Ralls
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF November, 19 86

Notary Public

MY COMMISSION EXPIRES 11-14-89
(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
Thomas E. Ralls et ux	Commerce Union Bank	150-8-82
(NAME) 3536 Country Way Road	(NAME) P.O. Box 2546	
(STREET ADDRESS OR ROUTE NUMBER) Antioch, TN 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, Randall Phillips Builders, Inc

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas E. Ralls and his wife, Tammy L. Ralls

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. 478 on the Plan of Towne Village of the Country, Section 5, of record in Book 6250, Pages 783 and 784, Register's Office for Davidson County, Tennessee.

SAID Lot No. 478 fronts 67 feet on the northerly margin of Country Way Road and extends back 170 feet on the easterly line and 121.43 feet on the westerly line to a dead line in the rear measuring 82.75 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by Quitclaim deed from Philhall Corporation of record in Book 6818, Page 568, Register's Office for Davidson County, Tennessee.

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

66857
IDENTIFICATION REFERENCE
Nov 25 10 11 AM '86
PEGGY J. WILSON REGISTER
DAVIDSON COUNTY, TN

11/25/86 CHECK

This is improved (X) unimproved ( ) property, known as 3536 Country Way Road, (House Number) (Street) Antioch, TN 37013 (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 21st day of November, 1986

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

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, 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 his oath ~~(their several oaths)~~ himself ~~(themselves)~~ 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/~~ and _____.

Witness my hand and official seal at office at Nashville on this the 21st day of November, 19 86.

My commission expires 11-1-87

_____
Notary Public

WARRANTY DEED

FROM
Randall Phillips Builders, Inc

TO
Thomas E. Ralls

Tammy L. Ralls

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

0690 .00- MISC.
248.00 PRFEE
.50 MISC
6.00 MTGE
CHECK 249.32-
09/24/86 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6685 7-

IDENTIF. REFERENCE

Nov 25 10 11 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 15960