File Box 43

BOOK 7057 PAGE 791

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,900.00

x Fredrick L. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th 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
Fredrick L. Smith et ux	Commerce Union Bank	150-8
(NAME)	(NAME)	
3561 Country Way Road	P.O. Box 2546	86
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tenn. 37013	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 Fredrick L. Smith and his wife, Denise D. Smith

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. 468 on the Plan of Towne Village of the Country, Section V, as of record in Book 6250, page 783 and 784, Register's Office for Davidson County, Tennessee.

SAID Lot No. 474 fronts 71.48 feet on the southerly margin of Country Way Road and extends back 127.72 feet on the easterly line and 125 feet on the westerly line to a dead line in the rear measuring 97.69 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc., and Philhall Corporation by deed from Hubert Beard and wife, Senear Beard of record in Book 4654, page 67 Register's Office for said County; by deed from Elmer G. Chadwell and wife, Lorene Y. Chadwell of record in Book 4687, page 44, said Register's Office; by quitclaim deed to Randall Phillips Builders, Inc, of record in Book 5508, page 923, said Register's Office; by deed from Carl J. Strassle and wife, Sandra G. Strassle, of record in Book 5172, page 405, said Register's Office; by deed from Lillie Cone Coleman et vir John A. Coleman, Sr., and John Andrew Coleman, Jr., of record in Book 4867, page 654, said Register's Office; by deed from Robert Leland Henley and wife, Dearah Hill Henley, of record in Book 4684, page 351, said Register's Office; by deed from Philhall Corp., of record in Book 6818, page 568, Register's Office for Davidson County, Tennessee. County, Tennessee.This conveyance is subject to any and all existing restrictions and easements of record.

( ) unimproved ( ) This is improved property, known as 3561 Country Way Road, 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 26th day of November, 1986

Randall Phillips Builders, Inc.
By:
Timothy J. Ferguson, Vie 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/ _____ with whom I am personally acquainted and who upon ~~(their several oaths)~~ XXXXXXXXXXXXX acknowledged ~~(themselves)~~ XXXXXXX (himself) to be the Vice President and/ _____ respectively of the Randall Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~(he)~~ XXXX (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 Vie President /and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at ~~Nashville~~ on this the ~~26th~~ day of November, 19 86.

My commission expires 3/11/90

Notary Public

6 9 0 8 8

IDENTIFICATION

Dec 3 11 14 AM '86

WARRANTY DEED

FROM

Randall Phillips Builders, Inc.

TO

Fredrick L. Smith

~~Denise D. Smith~~

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

7790[illegible].00- CAPT.
218.12 CSTAX
.50 PRFE
6.00 WDFEE
CHECK 224.62-
26A7A12/03/86 BNL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

69088

IDENTIFICATION REFERENCE

Dec 3 11 14 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 18441