BOOK 7062 PAGE 934 File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF December 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
Anthony J. Banaszak, Jr. et ux	First Tennessee Bank National Association	150-8-50
(NAME) 3613 Arcadia Circle	(NAME) P.O. Box 1000, Dept. 47	
(STREET ADDRESS OR ROUTE NUMBER) Antioch, TN 37013	(STREET ADDRESS) Memphis, TN 38148	
(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 Anthony J. Banaszak, Jr. and his wife, Lori D. Banaszak

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. 514 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. 514 fronts 97.22 feet on the southerly margin of Arcadia Circle and extends back 132.57 feet on the westerly line and 147.72 feet on the easterly line to a broken line in the rear measuring 54.31 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. and Philhall Corp. 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, Pag 351, said Register's Office, and by deed from Philhall Corporation to Randall Phillips Builders, Inc., of record in Book 6818, Page 568, Register's Office for Davidson County County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 3613 Arcadia Circle, (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, 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 5th day of December, 1986

Randall Phillips Builders, Inc.

By:

Timothy J. Ferguson, Vice-President

Attest:

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STATE OF TENNESSEE
Davidson County

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) _____ (himself) _____ 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 5th day of December, 19 86.

My commission expires 3/11/90

Notary Public

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
Anthony J. Banaszak, Jr.
Lori D. Banaszak

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

7 0 7.8 8

IDENTIFICATION REFERENCE

DEC 8 2 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 _____

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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

09208.00- CAMT.
251.72 CSTAX
.50 [illegible]
6.00 WDE
CHECK 258.22-
454BA12/00/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7078

IDENTIFICATION REFERENCE

DEC 8 2 04 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 20334