File Box 43

BOOK 7070 PAGE 387

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,900.00

Montica L. Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th 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
Jack P. Goostree, unmarried and Montica L. (NAME) Martin	Commerce Union Bank (NAME)	26-6 #61
112 Cheshire Court (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	G020382
Goodlettsville, TN 37072 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37219 (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 Jack P. Goostree, unmarried and Montica L. Martin, 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. 32 on the Resubdivision of Windsor Green, Phase 1, Section 2, Resubdivision of Lots 27 through 48, of record in Book 6200, Page 233, Register's Office for Davidson County, Tennessee.

SAID Lot No. 32 fronts 32.50 feet on the northwesterly margin of Cheshire Court and extends back between parallel lines measuring 97.50 feet to a dead line in the rear measuring 32.50 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 670 Register's Office for said County, and by Deeds of Correction of record in Book 6201, Page 391, and 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.

73264

IDENTIFICATION REFERENCE

Dec 16 9 49 AM '86

FELIX A. MILLER CLERK & REGISTER DAVIDSON COUNTY, TN

This is improved (X) unimproved ( ) property, known as 112 Cheshire 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 it, 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 12th day of December, 1986

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

STATE OF TENNESSEE
Davidson County

BOOK 7070 PAGE 388

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_____

County of Davidson

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE

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

Witness my hand and official seal at office at Nashville on this the 12th day of December, 19 86.

My commission expires 3/11/90

Notary Public

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
Jack P. Goostree, unmarried
Montica L. Martin, 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 7070 PAGE 389

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

5790.00 D- CONT.
162.12 CSTAX
.50 PRFE
6.00 WDTX
CHECK 169.62
7460A12/16/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

73264

IDENTIFICATION REFERENCE

Dec 16 9 49 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.23234