File Box 43

BOOK 7070 PAGE 395

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 132,900.00

Timothy W. Elliott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF December, 19 86,

Notary Public

MY COMMISSION EXPIRES 11-7-87
(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
Timothy W. Elliott et ux	Commerce Union Bank	150-3-284
(NAME) 3928 Hillshire Drive	(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, Philhall Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy W. Elliott and his wife, Lisa G. Elliott

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. 595 on the Plan of Kensington of Priest Lake, Section 2, of record in Book 6250, Pages 592 and 593, Register's Office for Davidson County, Tennessee.

SAID Lot No. 595 fronts 100 feet on the westerly margin of Hillshire Drive and extends back 177.21 feet on the northerly line and 140 feet on the southerly line to a dead line in the rear measuring 106.70 feet thereon.

Being part of the same property conveyed to Philhall Corporation by deed from Randall Phillips Builders, Inc. of record in Book 6772, page 608 Register's Office for Davidson County, Tennessee.

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

73266

IDENTIFICATION REFERENCE

Dec 16 9 50 AM '86

PAMELA A. WILSON CLERK & MASTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved ( ) property, known as 3928 Hillshire Drive, (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 12th day of December, 19 86

Philhall Corporation
By: V. Pres
Timothy J. Ferguson, Vice-President
Attest:

STATE OF TENNESSEE
Davidson County

BOOK 7070 PAGE 396

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 his oath acknowledged himself to be the Vice-President ~~and~~ ~~respectively~~ of the Philhall Corporation the within named bargainor, a corporation, and that ~~(he)~~ (they) 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 12th day of December, 19 86.

My commission expires 11-1-87

Notary Public

WARRANTY DEED

FROM

Philhall Corporation

TO

Timothy W. Elliott

Lisa G. Elliott

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 _____ BOOK 7070 PAGE 397

FOR _____

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

13290.00- CANT.
372.12 CSTAX
.50 PRFE
6.00 MOST
CHECK 373.62-
746CAT12/16/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7-3266

IDENTIF. REFERENCE

Dec 16 9 50 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 23236