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File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF December, 1986

Notary Public

MY COMMISSION EXPIRES 11-17-87
(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
Charles G. Harding et ux	Commerce Union Bank	26-7
126 Corbridge Court (NAME)	P.O. Box 2546 (NAME)	93
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, TN 37072	(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 Charles G. Harding and his wife, Mary Bea Harding

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. 85 on the Resubdivision of Windsor Green, Phase I, Section III of lots 73-87, of record in Book 6200, page 366, Register's Office for Davidson County, Tennessee.

SAID Lot No. 85 fronts 65 feet on the southerly margin of Corbridge Court and runs back between parallel lines 97.50 feet to a line in the rear measuring 65 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 617, 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.

76656

IDENTIFICATION REFERENCE

DEC 29 1 05 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 126 Corbridge Court, Goodlettsville, TN 37072
(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 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 23rd day of December, 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 ~~and~~ or proved to me upon the basis of satisfactory evidence ~~Vice-President~~ with whom I am personally acquainted/and who upon his oath ~~(their/several/oaths)~~ acknowledged himself ~~(themselves)~~ to be ~~Randall Phillips Builders, Inc.~~ ~~and~~ ~~respectively~~ of the ~~he~~ ~~Vice-President~~ the within named bargainor, a corporation, and that he ~~(they)~~ as such ~~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 23rd day of December, 19 86.

My commission expires 11-1-87 [signature] Notary Public

WARRANTY DEED

FROM

Randall Phillips Builders, Inc.

TO

Charles G. Harding
Mary Bea Harding

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

7390 [illegible]
236.9[illegible] [illegible]
.50 PRFEE
6.63 WDSC
CHECK 213.42-
130 12/29/86 BAL .00-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 6 6 5 6

IDENTIFY REFERENCE

Dec 29 | 05 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No26993