File Box 43

BOOK 7090 PAGE 218

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,569.00

x J. William Sanderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December 1986.

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
J. Williams Sanderson et ux	Commerce Union Bank	172-8-A-57
(NAME)	(NAME)	
1444 Hunters Branch Road	P.O. Box 2546	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 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, Philhall Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. Williams Sanderson and his wife, Lois Cowan Sanderson

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. 57 on the Plan of Hunters Branch, Section 2-A, of record in Book 6250, Page 819, and amended in Book 6815, Page 77, Register's Office for Davidson County, Tennessee.

SAID Lot No. 57, being a corner lot, fronts 49.92 feet on the southerly margin of Hunters Branch Road and fronts 64.40 feet on the southerly margin of an unnamed street, said frontages being joined by a curve measuring 36.62 feet; the southeasterly line of said lot extends back 140 feet and intersects the southwesterly line which measures 121.02 feet thereon.

Being part of the same property conveyed to Philhall Corporation by deed from Hunters Branch Development, Inc. of record in Book 6795, page 770 Register's Office for Davidson County, Tennessee.

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

78628

IDENTIFICATION REFERENCE

DEC 31 2 51 PM '86

REGISTER'S OFFICE DAVIDSON COUNTY, TN

This is improved (X) unimproved ( ) property, known as 1444 Hunters Branch Road, Antioch, TN 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 30th day of December, 1986

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

STATE OF TENNESSEE
Davidson County

BOOK 7090 PAGE 219

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

County of Davidson

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/ _____ with whom I am personally acquainted /and who upon ~~(this oath) (those several oaths)~~ acknowledged ~~(himself) (themselves)~~ to be the Vice-President /and/ _____ /respectively/ of the Philhall Corporation 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 30th day of December, 19 86.

My commission expires 3/11/90

Notary Public

WARRANTY DEED

FROM
Philhall Corporation

TO
J. Williams Sanderson
Lois Cowan Sanderson

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 7090 PAGE 220

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

7569.00- CAPT.
217.25 CSTAX
.50 PREE
6.00 WDE
CHECK 223.75-
340A12/31/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78628

IDENTIFI REFERENCE

DEC 31 2 52 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 29151