BOOK 7092 PAGE 627 File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,900.00

Susanne H. Still
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF December, 19 86

Notary Public

MY COMMISSION EXPIRES 1-1-89
(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
Susanne H. Still, unmarried	Commerce Union Bank	26-7-15
(NAME) 124 Champney Court	(NAME) P.O. Box 2546	G020414
(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 Susanne H. Still, 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. 60 on the Resubdivision of Windsor Green, Phase 1, Section 2, Lots 49-72, of record in Book 6200 Page 349, Register's Office for Davidson County, Tennessee.

BEGINNING at a point at the North end of Champney Court, the common corner of Lots 59 and 60, thence North 48 degrees 53 minutes 16 seconds West 40.89 feet to a point, thence North 37 degrees 41 minutes 23 seconds West 78.17 feet to a point, thence North 53 degrees 30 minutes 45 seconds East 59.85 feet to a point, thence South 21 degrees 11 minutes 23 seconds East 122.93 feet to a point in the North margin of Champney Court, the common corner between Lots 60 and 61, thence Southwesterly around a curve along said margin 17.16 feet to the beginning.

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 Register's Office for Davidson County, and by Deeds of Correction of record in Book 6201, Page 391 and in Book 6297, Page 207.

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

unimproved ( )
This is improved X ( ) property, known as 124 Champney 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 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

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 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 30th day of December, 19 86.

My commission expires 11-1-87

Notary Public

79193

IDENTIFICATION REFERENCE

JAN 2 9 10 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
Susanne H. Still, 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 _____

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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

6[illegible] CANT.
[illegible] STTAX
.50 PRFE[illegible]
6.00 WDF[illegible]
CHECK 177.02-7
4070[illegible]/02/87 BAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79193

IDENTIFI REFERENCE

JAN 2 9 18 AM '87

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 29728