BOOK 7112 PAGE 83 File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONDIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS $ 80,500.00

+ Daniel L Oskin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January 19 87.

Notary Public

MY COMMISSION EXPIRES 11-1-87
(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
Daniel L. Oskin, unmarried (NAME)	Commerce Union Bank (NAME)	26-7 #18
130 Champney Court (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	GO20417
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 Daniel L. Oskin, 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. 63 on the Plan of 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.

SAID Lot 63 fronts 15.67 feet on the northeasterly margin of Champney Court and extends back 165.66 feet on the northwesterly line and 92.43 feet on the southerly line to a broken line in the rear measuring 108.08 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, and by deeds of correction of record in Book 6201, Page 399, 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.

8536 9
IDENTIFICATION REFERENCE
JAN 20 2 21 PM '87
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 130 Champney 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 16th day of January, 1987

Randall Phillips Builders, Inc.
By: Clifton Hall
Clifton Hall, Treasurer

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 Clifton Hall or proved to me upon the basis of satisfactory evidence /and _____ with whom I am personally acquainted/and who upon ~~(his oath) (their several oaths)~~ acknowledged ~~(himself) (themselves)~~ to be the Treasurer /and _____ /respectively of the Randall Phillips Builders, Inc. the within named bargainor, a corporation, and that (he) as such Treasurer /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 Clifton Hall as such Treasurer /, and attesting the same by the said _____ /as such/ _____.

Witness my hand and official seal at office at Nashville on this the 16th day of January, 19 87.

My commission expires 11-1-87

Notary Public

WARRANTY DEED

FROM

Randall Phillips Builders, Inc.

TO

Daniel L. Oskin, 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

[illegible] CANT,
169.40 CSTAX
.50 PRFEE
6.60 WDE P
CHECK 176.30-
0960R01/20/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85369

IDENTIFICATION REFERENCE

JAN 20 2 21 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 36562