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File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,900.00

Janet Fay Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January 19 87

Notary Public

MY COMMISSION EXPIRES 11-1-88
(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 |
| Janet Fay Taylor, unmarried (NAME) | Commerce Union Bank (NAME) | 86-8-39 |
| 700 Woodbrier Court (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 2546 (STREET ADDRESS) | 04D91390 |
| Hermitage, TN 37076 (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 Janet Fay Taylor, 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. 205 on the Plan of Jackson's Retreat, Phase 5-A, of record in Book 6250, Page 309, Register's Office for Davidson County, Tennessee.

SAID Lot No. 205, being a corner lot, fronts 50 feet on the easterly margin of Jackson's Valley Road, and 75 feet on the southerly margin of Woodbrier Court; said frontages being joined by a curve measuring 36.76 feet, the southerly line extends back 110.43 feet to a dead line in the rear measuring 95.75 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from First American National Bank of record in Book 5584, page 274 Register's Office for Davidson County, Tennessee.

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

8897 5.

IDENTIFICATION REFERENCE

FEB 2 8 40 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 700 Woodbrier Court, Hermitage, TN 37076
(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 27th day of January, 1987

Randall Phillips Builders, Inc.

By:

Attest:

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STATE OF TENNESSEE
Davidson County

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 ~~(his oath)~~ acknowledged ~~(himself)~~ 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 Presidetnt ~~, and attesting the same by the said _____ as such _____~~.

Witness my hand and official seal at office at Nashville on this the 27th day of January, 19 87.

My commission expires 11-1-87

Notary Public

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
Janet Fay Taylor, 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 |
|---|---|---|---|---|

82905.00- CAMT.-
232.12 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 233.62-
5:26AD2/22/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88975

IDENTIFICATION REFERENCE

FEB 2 8 40 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 40598