File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,900.00

x David Bradyhouse
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February 19 87

Notary Public

MY COMMISSION EXPIRES 11-1-89
(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
David Bradyhouse et ux	Commerce Union Bank	141-15-27
(NAME) 7212 Wexford Point	(NAME) P.O. Box 2546	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37221	(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, Phillips Builders, a Tennessee general partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Bradyhouse and his wife, Judith Ann Bradyhouse

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. 27 on the Plan of Sheffield on the Harpeth, Phase 1, of record in Book 6900, Pages 10 and 11, Register's Office for Davidson County, Tennessee.

SAID Lot No. 27 fronts 31.25 feet on the easterly margin of Wexford Point and extends back between parallel lines which measure 135 feet to a dead line in the rear measuring 163.48 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from Cecil D. Branstetter of record in Book 6815, page 827 Register's Office for said County; and being also part of the same property conveyed to Phillips Builders, Inc. by deed from Randall Phillips Builders, Inc., as of record in Book 7075, Page 627, Register's Office for Davidson County, Tennessee.

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

9867.4

IDENTIFICATION REFERENCE

MAR 2 9 33 AM '87

CHECK

93/02 370.22

914

This is improved (X) unimproved ( ) property, known as 7212 Wexford Point, (House Number) (Street) Nashville, TN 37221 (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 unincumbered, 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 24th day of February, 1987

PHILLIPS BUILDERS

By: Randall L. Phillips

STATE OF TENNESSEE
Davidson County

BOOK 7151 PAGE 649

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, of the State and County aforesaid, personally appeared Randall L. Phillips, with whom I am personally acquainted, or proved to me upon the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a partner of Phillips Builders, a Tennessee general partnership, the within named bargainor, a partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, this 24th day of February, 1987.

Sherry L Davis
Notary Public

My Comm. expires: 11-1-87

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
David Bradyhouse
Judith Ann Bradyhouse

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 _____ BOOK 7151 PAGE 650

FOR _____

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

12500.00 CONF.
365.75 CSTAX
.50 PRFE
6.00 MISC.
6.00- MISC.
6.00 MTGTX

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 371.25-

08:40:33/02/87 BAL .00

9.8.6 7.4

IDENTIFI REFERENCE

MAR 2 9 33 AM '87

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY, TN

No. 51260