File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson BOOK 7154 PAGE 964

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,900.00

+ Mary T. Graham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February 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
Mary T. Graham, unmarried	Commerce Union Bank	26-7 #8
(NAME)	(NAME)	
110 Champney Court	P.O. Box 2546	GO20407
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, TN 37072	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 Mary T. Graham, 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. 53 on the Resubdivision of Windsor Green, Lots 49 through 72, Phase 1, Section 2, of record in Book 6200, Page 349, Register's Office for Davidson County, Tennessee.

SAID Lot No. 53 fronts 25.50 feet on the westerly margin of Champney Court and extends back between parallel lines which measure 97.50 feet to a dead line in the rear measuring 25.50 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 in 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.

9.9.6 7.7.

IDENTIFICATION REFERENCE

MAR 3 2 33 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CHECK

03/03 168.62

This is unimproved ( ) improved (X) property, known as 110 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 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 25th day of February, 1987

Randall Phillips Builders, Inc.

By: Timothy J. Ferguson, Vice President

Attest:

7097

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/~~and~~ with whom I am personally acquainted and who upon ~~(this oath)~~ acknowledged ~~(himself)~~ to be the Vice President and/~~and~~ _____ respectively of the Randall Phillips Builders, Inc. the within named bargainor, a corporation, and that (he) as such Vice President and/~~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 25th day of February, 19 87.

My commission expires 11-1-87

Notary Public

WARRANTY DEED

FROM

~~Randall Phillips Builders, Inc.~~

TO

~~Mary F. Graham, 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

5700.00- CAMT.
168.12 CSTAX
.50 PRFEE
6.00 MOR TX
CHECK 180.62-
70078/3787 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9:96 7:7:

IDENTIFICATION REFERENCE

MAR 3 2 34 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 52330