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File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES 3/11/90
(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
Peter Dale York et ux		Commerce Union Bank		141-15
(NAME)		(NAME)		
7204 Wexford Point		P.O. Box 2546		
(STREET ADDRESS OR ROUTE NUMBER)		(STREET ADDRESS)		
Nashville, TN 37221		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 Peter Dale York and his wife, Michelle R. York

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. 29 on the Plan of "Sheffield" on the Harpeth, Phase I, as of record in Book 6900, pages 10 and 11, Register's Office for said County.

SAID Lot No. 29 fronts 82.23 feet on the northery margin of Wexford Point and extends back 86.69 feet on the easterly line and 144.03 feet on the westerly line to a dead line in the rear measuring 108.93 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 and by Quitclaim Deed from Randall Phillips Builders, Inc., to Phillips Builders, a Tennessee general partnership of record 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.

9 9 7 12

IDENTIFICATION REFERENCE

MAR 3 2 56 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CHECK

This is improved (X) unimproved ( ) property, known as 7204 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 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 February, 19 87

Phillips Builders,

By: Randall Lee Phillips, Partner

By: Randall Lee Phillips, Partner

370.20

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

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ (his oath) _____ (himself) _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Phillips Builders, a Tennessee general partnership

TO
Brenda Lee York

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
NASHVILLE, TENNESSEE 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Randall Lee Phillips, with whom I am personally acquaqinted, 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 27th day of February, 1987.

Notary Public

My Commission expires: 3/11/90

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

REC [illegible] CAMT.
363.72 STAX
.50 PRFE
2.00 MISC
SUBX 372.22
7:37AM 03/03/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 9 7 1 2

IDENTIFI REFERENCE

MAR 3 2 56 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 52370