BOOK 7157 PAGE 201
File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,900.00

Marilyn A. Estes
Affiant

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

Notary Public

MY COMMISSION EXPIRES 1/11/1990
(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
Marilyn A. Estes, unmarried	Commerce Union Bank	150-3
(NAME)	(NAME)	
3007 Chelsea Way	P.O. Box 2546	411
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013	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, Philhall Corp.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marilyn A. Estes, 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. 81-B on the Plan of Section Two-A Chelsea of Priest Lake, of record in Book 6250, Page 423, as amended on a Plan of Zone Lot Division, Lot 81, Chelsea of Priest Lake, Section 2-A, and Lot 92, Chelsea of Priest Lake, Section2-B, of record in Book 6250, Page 944, Register's Office for Davidson County, Tennessee.

SAID Lot No. 81-B fronts 57.01 feet on the northerly margin of Chelsea Way and extends back 109.56 feet on the northwesterly line and 127.56 feet on the easterly line to a diagonal line in the rear measuring 48.33 feet thereon.

Being part of the same property conveyed to Philhall Corporation by Quitclaim Deed from Randall Phillips Builders, Inc., dated May 31, 1985. of record in Book 6573, page 301, Register's Office for Davidson County, Tennessee.

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

0.0365

IDENTIFICATION REFERENCE

MAR 4 4 20 PM '87

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

CHECK

03/04 0182.62

unimproved ( )
This is improved (X) property, known as 3007 Chelsea Way, Antioch, TN 37013
(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 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 27th day of February, 1987

Philhall Corp.
By:
Timothy J. Ferguson, Vice President
Attest:

7800

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

and ~~XXXXXXXXXXXXXXX~~ ~~XXXXXXX~~ _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to ~~be the~~ Vice President and _____ respectively of the Philhall Corp. the within named bargainor, a corporation, and that ~~XXXX~~ (he) (they) 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 President, 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 February, 19 87.

My commission expires 11-1-87

_____
Notary Public

WARRANTY DEED

FROM Philhall Corp.

TO Marilyn A. Estes, 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
			60000. B- CONT.	
			176.00 STAX	
			.50 PRFEE	
			2.00 MOL R	
			CHECK	198.50-
			TOTAL 03/04/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00365

IDENTIFICATION REFERENCE

MAR 4 4 20 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 53095