BOOK 7160 PAGE 293

File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF March, 19 87

Notary Public

MY COMMISSION EXPIRES 11-1-87
(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 L. Klingler, unmarried	Commerce Union Bank	150-3 244
(NAME)	(NAME)	
3005 Chelsea Way	P.O. Box 2546	2D74879
(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 Corporation

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

SAID Lot No. 81-A fronts 62.58 feet on the northerly margin of Chelsea Way and extends back 82.72 feet on the northwesterly line and 109.56 feet on the southeasterly line to a diagonal line in the rear measruing 52.67 feet thereon.

Being part of the same property conveyed to Philhall Corporation by Quitclaim deed from Randall Phillips Builders, Inc. 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 1 4 1 2

IDENTIFICATION REFERENCE

Mar 6 3 53 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved XX unimproved ( ) property, known as 3005 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 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 5th day of March, 1987

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

STATE OF TENNESSEE
Davidson County

BOOK 7160 PAGE 294

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, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Timothy J. Ferguson

/and _____ or proved to me upon the basis of satisfactory evidence _____ with whom I am personally acquainted/and who upon (~~his oath~~) (~~their several oaths~~) acknowledged (~~himself~~) (~~themselves~~) to be the Vice President

/and _____ respectively of the Philhall Corporation

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 President /~~and attesting the same by the said~~ _____

/~~as such~~/ _____.

Witness my hand and official seal at office at Nashville on this the 5th day of March, 19 87.

My commission expires 11-1-87

_____
Notary Public

WARRANTY DEED

FROM
Philhall Corporation

TO
Mary L. Klingler, 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 _____

BOOK 7160 PAGE 295

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 1 4 1 2

IDENTIF. REFERENCE

MAR 6 3 53 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 54230