File Box 43

BOOK 7169 PAGE 258

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF March, 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
Gerald F. Drennan et ux	Commerce Union Bank	172-8A
1437 Hunters Branch Road (NAME)	P.O. Box 2546 (NAME)	100
Antioch, TN 37013 (STREET ADDRESS OR ROUTE NUMBER)	Nashville, TN 37219 (STREET ADDRESS)	
(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, Phihall Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gerald F. Drennan and his wife, Lestina Drennan

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. 100 on the Plan of Hunters Branch, Section 2A, of record in Book 6250, page 819, and amended in Book 6815, page 77, Register's Office for Davidson County, TN.

SAID Lot No. 100 fronts 79.21 feet on the easterly margin of Hunters Branch Road and extends back 105.07 feet on the southerly line and 105.00 feet on the northerly line to a dead line in the rear measuring 60 feet thereon.

Being part of the same property conveyed to Phihall Corp. by deed from Hunters Branch Dev. Corp. of record in Book 6795, page 770 Register's Office for Davidson County, Tennessee.

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

042267

IDENTIFICATION REFERENCE

Mar 16 2 32 PM '87

REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 1437 Hunters Branch Road, (House Number) (Street) Antioch, TN 37013 (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 12th day of March, 19 87

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

STATE OF TENNESSEE
Davidson County

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~~ __________ or proved to me upon the basis of satisfactory evidence with whom I am personally acquainted and who upon ~~(their several oaths)~~ (his oath) acknowledged ~~(themselves)~~ (himself) to be the Vice President
~~and~~ ______________________ ~~respectively~~ of the Philhall Corporation
the within named bargainor, a corporation, and that (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 12th
day of March, 19 87.

My commission expires 3/11/90 ______________________
Notary Public

WARRANTY DEED

FROM

Philhall Corporation

TO

Gerald F. Drennan

Lestina Drennan

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

7790.00- CAMT.
218.12 CSTAX
.50 PRFEE
6.00 WDTX
CHECK 224.62-
23123A03/16/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

042287

IDENTIFICATION REFERENCE

MAR 16 2 32 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 57427