BOOK 7177 PAGE 956 File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

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

Phillip Allen Spann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th 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
Phillip Allen Spann, unmarried	Commerce Union Bank	150-3-479
(NAME)	(NAME)	
3615 Wells Court	P.O. Box 2546	
(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, Randall Phillips Builders, Inc. and Philhall Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip Allen Spann, 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. 120-B on the Plan of Zone Lot Division, Lots 119 through 123, Chelsea of Priest Lake, Section 2-C, of record in Book 6250, Page 943, and amended in Book 6900, Page 192, Register's Office for Davidson County, Tennessee.

SAID Lot No. 120-B fronts 14.45 feet on the easterly margin of Wells Court and extends back 154.92 feet on the northerly line and 125.53 feet on the southerly line to a broken line in the rear, measuring 79.90 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. and Philhall Corporation by deed from Lillie Cone Coleman and husband, John A. Coleman, Sr., and John Andrew Coleman, Jr., of record in Book 4867, page 654 Register's Office for Davidson County, Tennessee.

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

07072

IDENTIFICATION

MAR 24 9 49 AM '87

FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TN

Unimproved ( )
This improved ( ) property known as 3615 Wells Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City) (State) (Zip)

TO HAVE AND TO HOLD the said real property and appurtenances thereto belonging unto 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 unincumbered, 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 our hand this 20th day of March, 1987

Randall Phillips Builders, Inc.

By: [signature]
Randall Phillips, Vice President

Attest:

BOOK 7177 PAGE 957

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
Davidson County

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 ~~(his oath)~~ _____ ~~(himself)~~ _____ with whom I am personally acquainted/and who upon ~~(their several oaths)~~ acknowledged ~~(themselves)~~ to be the Vice President /and _____ respectively of the Randall Phillips Builders, Inc. and 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, Tennessee on this the 20th day of March, 19 87.

My commission expires 3-11-90

Notary Public

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.
and
Philhall Corporation
TO
Phillip Allen Spann

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 7177 PAGE 958

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

5790.. 8- CAMT.
162.18 CSTAX
.50 PRFE
0.00 MOR
CHECK 163.68-
5497.03/24/87 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07072

IDENTIFICATION REFERENCE

MAR 24 9 49 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 60539