This instrument prepared by:
BERRY & OGLESBY, ATTORNEYS, 125 THIRD AVENUE NORTH, FRANKLIN, TN 37064

SEND TAX STATEMENTS TO:
COMMERCE UNION BANK
ONE COMMERCE PLACE
NASHVILLE, TN 37219

NAME OF MORTGAGEE:
COMMERCE UNION BANK
ONE COMMERCE PLACE
NASHVILLE, TN 37219

ADDRESS NEW OWNERS:
STEVEN E. JOHNSON
1108 SEBETHA COURT
ANTIOCH, TN 37013

a portion of
MAP 150, GROUP ___, PARCEL 71

FOR AND IN CONSIDERATION OF THE SUM OF EIGHTY ONE THOUSAND NINE HUNDRED ($81,900.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, RANDALL PHILLIPS BUILDERS, INC., a Tennessee corporation, has this day bargained and sold and does hereby transfer and convey unto STEVEN E. JOHNSON AND HILARY E. JOHNSON, JR., each a one-half (1/2) undivided interest, their heirs and assigns, the following described property:

Land in Davidson County, Tennessee, being Lot No. 490 on the Plan of Towne and Village of The Country, Section V, of record in Book 6250, pages 783 and 784 Register's Office of Davidson County, Tennessee.

Said Lot No. 490 fronts 32.00 feet, 33.98 feet and 18.01 feet on the easterly margin of Sebetha Court; and extends back between unparallel lines, the northerly line measuring 119.76 feet, the southerly line measuring 120.07 feet; to a rear line which measures 54.50 feet thereon.

Being a portion of the property conveyed to Randall Phillips Builders, Inc. and Philhall Corporation, by deed from Hubert Beard and wife, Senear Beard, of record in Book 4645, page 67, said Register's Office; by deed from Elmer G. Chadwell and wife, Lorene Y. Chadwell, of record in Book 4687, page 44, said Register's Office for said County; by Quitclaim Deed to Randall Phillips Builders, Inc., of record in Book 5508, page 923, said Register's Office; by deed from Carl J. Strassle and wife, Sandra G. Strassle, of record in book 5172, page 405, said Register's Office; by deed from Lillie Cone Coleman, et vir. John A. Coleman, Sr. and John Andrew Coleman, Jr., of record in Book 4867, page 654, said Register's Office; and by deed from Robert Leland Henley and wife, Dearah Hill Henley of record in Book 4684, page 351, Register's Office for Davidson County, Tennessee. By Quitclaim Deed Philhall Corporation of record in Book 6818, page 568, rerecorded in Book 6829, page 856, Philhall Corporation conveyed its interest to Randall Phillips Builders, Inc.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said Steven E. Johnson and Hilary E. Johnson, Jr., their heirs and assigns, forever.

AND GRANTOR COVENANTS with the said Steven E. Johnson and Hilary E. Johnson, Jr., that it is lawfully seized and possessed of said land, in fee simple, has a good right to convey it, and that it is unencumbered, except as follows:

1. 1987 Davidson County Metropolitan taxes are a lien against the property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with grantors paying their prorata part thereof to grantees, who will be responsible for payment of said taxes when they become due. Map 150S, Parcel 70.

2. Restrictive covenants contained in instrument of record in Book 6767, page 456, Register's Office of Davidson County, Tennessee.

3. Matters appearing on the Plat of Towne Village of the Country, Section V, of record in Book 6250, pages 783 and 784, said Register's Office, including the following: (a) owner's certificate; (b) minimum building setback line to be determined by Metro Zoning Regulations; and (c) 10 ft. easement for public utility and drainage purposes along the rear line of said lot.

AND GRANTOR FURTHER COVENANTS and binds itself, its successors and representatives, to warrant and forever defend the title to said property, to the said Steven E. Johnson and Hilary E. Johnson, Jr., their heirs and assigns, against the lawful claims of all persons, whomsoever.

In Witness Whereof, grantor has caused its signature to be affixed hereto by its duly authorized officer, on this the 27 day of March, 1987.

RANDALL PHILLIPS BUILDERS, INC.

BY: _____
Timothy J. Ferguson
Vice-President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Timothy J. Ferguson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself to be the Vice-President of Randall Phillips Builders, Inc., the within named bargainor, a corporation, and that Timothy J. Ferguson, as such Vice-President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice-President of said corporation.

Witness my hand and official seal at Franklin, Tennessee, on this the 27 day of March, 1987.

(SEAL)

Cynthia M. Beard
Notary Public

My Commission Expires:
Feb. 11, 1990

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $81,900.00.

Sworn to and subscribed to before me, on this the 27 day of March, 1987.

(SEAL)

Cynthia M. Beard

My Commission Expires:

Feb. 11, 1990

09107

IDENTIFICATION REFERENCE

MAR 30 10 46 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7184 PAGE 643

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

UNDER .50- CAMT.
2.50 CRTAX
.50 PRFE
5.00 WDF 2
CHECK 231.92-
706403/30/87 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09107

IDENTIFICATION REFERENCE

Mar 30 10 46 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 62854