BOOK 7190 PAGE 763 File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,900.00

Betty L. Birdsong
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st 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
Betty L. Birdsong, unmarried	Commerce Union Bank	1560;46
(NAME) 3604 Wells Court	(NAME) P.O. Box 2546	2D38300
(STREET ADDRESS OR ROUTE NUMBER) Antioch, TN 37013	(STREET ADDRESS) 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 Betty L. Birdsong, 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. 123A 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. 123A fronts 37.99 feet on the southerly margin of Wells Court and extends back 135.72 feet on the southeasterly line and 148.90 feet on the northwesterly line to a dead line in the rear measuring 35.79 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.

10819

IDENTIFICATION REFERENCE

APR 3 8 46 AM '87
FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 3604 Wells Court, (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 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 31st day of March, 1987

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

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 or proved to me upon the basis of satisfactory evidence and ~~and~~ _____ 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 31st day of March, 19 87.

My commission expires 3/11/90

Notary Public

WARRANTY DEED

FROM Philhall Corporation

TO ~~Betty L. Birdsong, 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
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

CASH .00 AMT.
170.50 STAX
.50 [illegible]
6.00 MORT
CHECK 177.00
0846:04/03/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10819

IDENTIFICATION REFERENCE

APR 3 8 46 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 64782