BOOK 7193 PAGE 605 . File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,900.00

x Larry M. Melvin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF April 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, CORNER OF FIRST AND UNION, NASHVILLE, TN. 37201

NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Larry M. Melvin et ux	Commerce Union Bank	150-4-103
(NAME)	(NAME)	
3525 Shakertown Road	P.O. Box 2546	2D38300
(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.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry M. Melvin and his wife, Donna J. Melvin

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. 396 on the Plan of The Country, Section 8, of record in Book 6250, Pages 912 and 913, Register's Office for Davidson County, Tennessee.

SAID Lot No. 396, which is a corner lot, fronts 85 feet on the southerly margin of Shakertown Road and fronts 103.04 feet on the westerly margin of West Cliff Circle; said frontages being joined by a curve measuring 40.77 feet; the southerly line of said Lot extends back 90.67 feet and intersects the westerly line which measures 120 feet thereon.

Being part of the same property conveyed to Philhall Corp. and Randall Phillips Builders, Inc. by deed from Robert Leland Henley and wife, Dearah Hill Henley of record in Book 4684, page 351 Register's Office for said County; by deed from John K. Creager, Jr., James Russell Creager, Richard Creager and William H. Creager, of record in Deed Book 4805, Page 551, said Register's Office, and by Quitclaim Deed from Philhall Corp. to Randall Phillips Builders, Inc. of record in Book 6848, Page 615, Register's Office for Davidson County, Tennessee

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

1.7.97

IDENTIFICATION REFERENCE

APR 6 2 19 PM '87
D. A. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved (X) unimproved ( ) property, known as 3525 Shakertown Road, 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 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 3rd day of April, 1987

Randall Phillips Builders, Inc.
By:
Timothy J. Ferguson, Vice President
Attest:

STATE OF TENNESSEE
Davidson County

BOOK 7193 PAGE 666

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/ _____ 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 Randall Phillips Builders, Inc. the within named bargainor, a corporation, and that (he) as such ~~Vice President~~ /and _____ ~~(they) (they)~~, 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 acknowledging the same to be the act of the said /as such/ _____.

Witness my hand and official seal at office at Nashville on this the 3rd day of April, 19 87.

My commission expires 3/11/90

Notary Public

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
Larry M. Melvin
Donna J. Melvin

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
CORNER OF FIRST AND UNION
NASHVILLE, TENNESSEE 37201

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

RECEIVED OF _____

FOR _____

BOOK 7193 PAGE 607

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11797

IDENTIFI REFERENCE

APR 6 2 19 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 65917