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File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 141,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF April 19 87

Notary Public

MY COMMISSION EXPIRES 11-1-87
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE ELEVEN UNION STREET, NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Robert G. Erdelen et ux	Commerce Union Bank	141;41
(NAME)	(NAME)	
7205 Wexford Point	P.O. Box 2546	9D32000
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37221	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 Robert G. Erdelen and his wife, Pamela J. Erdelen

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. 24 on the Plan of Phase 1, "Sherfield" on the Harpeth, of record in Book 6900, Pages 10 and 11, Register's Office for Davidson County, Tennessee.

SAID Lot No. 24 fronts 79.17 feet on the southerly margin of Wexford Point and extends back 120.00 feet on the westerly line and 113.28 feet on the easterly line to a dead line in the rear measuring 83.64 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from Cecil D. Branstetter of record in Book 6815, page 827 Register's Office for said County; and by Quitclaim Deed to Phillips Builders, a Tennessee General Partnership, composed of E. Randall Phillips, Harry E. Phillips, and Randall L. Phillips, from Randall Phillips Builders, Inc., of record in Book 7075, Page 627 County, Tennessee. And BEING part of the same property conveyed to Randall Phillips Builders, Inc. by deed from Phillips Builders, of record in Book 7195, Page 96, Register's Office for Davidson County, Tennessee.
This conveyance is subject to any and all existing restrictions and easements of record.

15670

IDENTIFICATION REFERENCE

Apr 16 11 12 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved (X) unimproved ( ) property, known as 7205 Wexford Point, (House Number) (Street) Nashville, TN 37221 (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 10th day of April, 1987

Phillips Builders

By:

Timothy J. Ferguson, Vice President

By:

STATE OF TENNESSEE
Davidson County

County of Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phillips Builders

the bargainor _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of April 1987

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 ~~(his oath)~~ ~~(their several oaths)~~ ~~(himself)~~ ~~(themselves)~~ with whom I am personally acquainted and who upon ~~and~~ acknowledged ~~(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~~ ~~XXXX~~, 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~~ ~~and as such~~ _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 10th day of April, 19 87.

My commission expires 11-1-87.

Notary Public

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
Robert G. Erdelen
Pamela J. Erdelen

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN 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

14'2[illegible].0- CAMT.
[illegible] CRTAX
.50 [illegible]
6.50 MTT X
CHECK 403.50-
0394R01/14/87 PAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15670

IDENTIFICATION REFERENCE

APR 16 11 12 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.70204