BOOK 7205 PAGE 423

File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th 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
Richard L. Jarrett, Jr., sing	Commerce Union Bank	150: 46
(NAME)	(NAME)	
3612 Wells Court	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. and Philhall Corp.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard L. Jarrett, Jr., single

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. 121B on the Plan of Zone Lot Division, Lots 119 through 123, Chelsea of Priest Lake, of record in Book 6250, Page 943 and amended in Book 6900, Page 192, Register's Office for Davidson County, Tennessee.

SAID Lot No. 121B fronts 19.93 feet on the southeasterly margin of Wells Court and extends back 117.17 feet on the northeasterly line and 154.86 feet on the southerly line to a dead line in the rear measuring 93.90 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.

15680

IDENTIFICATION REFERENCE

APR 16 11 18 AM '87

FELIX Z. WILSON JT REGISTER
DAVIDSON COUNTY, TN

This is improved (X) unimproved ( ) property, known as 3612 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 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 14th day of April, 19 87

Philhall Corp. and Randall Phillips Builders, Inc.

By:

Timothy O. Ferguson, Vice President

Attest:

BOOK 7205 PAGE 424

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

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. and Philhall Corp. the within named bargainor, a corporation, and that (he) as such Vice President /and/ _____ xxxxxx, 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 14th day of April, 19 87.

My commission expires 11/1/87

Notary Public

WARRANTY DEED

FROM
Randall Phillips Builders, Inc. and Philhall Corp.

TO
Richard L. Jarrett, Jr., single

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 _____

BOOK 7205 PAGE 425

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

609 • 0- CAMT
175.58 CHEK
.50 RECD
2.00 MORT
CHECK 177.08-
04/16/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15680

IDENTIFICATION REFERENCE

APR 16 11 18 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 70214