STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,900.00

X Tony L. Reeves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April, 19 87

Notary Public

MY COMMISSION EXPIRES 7-1-87
(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
Tony L. Reeves	Commerce Union Bank	150;71
(NAME)	(NAME)	
1201 Placid Court	P.O. Box 2546	2D34900
(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 Tony L. Reeves and his wife, Karen Gayle Reeves

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. 485 on the Plan of Towne Village of The Country, Section 5, of record in Book 6250, Pages 783 and 784, Register's Office for Davidson County, Tennessee.

SAID Lot No. 485, which is a corner lot, fronts 80.00 feet on the northerly margin of Country Way Road and fronts 65.00 feet on the westerly margin of Placid Court, said frontages being joined by a curve measuring 39.27 feet, and extends back 90.00 feet on the westerly line and 105.00 feet on the northerly line to a point of intersection.

Being part of the same property conveyed to Randall Phillips Builders, Inc. and Philhall Corporation by deed from Hubert Beard and wife, Senear Beard of record in Book 4654, page 67 Register's Office for said County; by Installment Deed from Elmer G. Chadwell and wife, Lorene Y. Chadwell, of record in Book 4687, Page 44, said Register's Office; by deed from Lillie Cone Coleman and husband, John A. Coleman, Sr. and John Andrew Coleman, Jr., of record in Book 4867, Page 654, said Register's Office; by deed from Carl J. Strassle and wife, Sandra G. Strassle, of record in Book 5172, Page 105, said Register's Office, and by quitclaim Deed from Philhall Corporation to Randall Phillips Builders, Inc., of record in Book 6818, Page 568, and re-recorded in Book 6829, Page 856, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 1201 Placid 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, 1987

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

STATE OF TENNESSEE
Davidson County

BOOK 7205 PAGE 446

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

and _____ with whom I am personally acquainted and who upon (this 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 _____, 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 14th day of April, 19 87.

My commission expires 11-1-89

_____
Notary Public

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
~~Tony L. Reeves~~
~~Karen Gayle Reeves~~

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201

15684

IDENTIFICATION REFERENCE

APR 16 11 22 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7205 PAGE 447

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

0390 .00- BASIC
.50 RPTF
6.00 MTF
CHECK 21.48-
04/16/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1 5 6 8 4.

IDENTIFICATION REFERENCE

APR 16 11 23 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 70218