File Box 43

BOOK 7207 PAGE 291

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 158,580.00

Dennis B. Luma
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th 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 ELEVEN UNION STREET, NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Dennis B. Luma	Commerce Union Bank	141:41
(NAME)	(NAME)	
7609 Staffordshire Drive	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 Dennis B. Luma

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

SAID Lot No. 23, which is a corner Lot, fronts 70.00 feet on the southerly margin of Wexford Point, fronts 80.45 feet on the southwesterly margin of Staffordshire Drive, said frontages being joined by a curve havei a length of 39.27 feet, and extends back 114.34 on the southeasterly line and 113.28 feet on the southwesterly line to a point of intersection

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, 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, Register's Office for Davidson 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.

unimproved ( )
This is improved (XX) property, known as 7609 Staffordshire Drive, Nashville, Tn 37221
(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 10th day of April, 19 87

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

STATE OF TENNESSEE
Davidson County

BOOK 7207 PAGE 292

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 19 87

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 evicence 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, Tennessee on this the 10th day of April, 19 87.

My commission expires 3/11/90.

_____
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
Dennis B. Luna

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

16256

IDENTIFICATION REFERENCE

APR 17 2 29 PM '87

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7207 PAGE 293

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

1525[illegible] B- CANT.
427.[illegible] 9 CSTAX
.50 [illegible]
0.00 [illegible]
CHECK 430.79-
[illegible]/87 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16256

IDENTIFICATION REFERENCE

APR 17 2 29 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 70890