File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,900.00

+ George D. Bracelin
Affiant

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

Notary Public

MY COMMISSION EXPIRES 1/14/88
(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
George D. Bracelin	Commerce Union Bank	150-8 #92
(NAME) 3537 Country Way Road	(NAME) P.O. Box 2546	
(STREET ADDRESS OR ROUTE NUMBER) Antioch, TN 37013	(STREET ADDRESS) 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 George D. Bracelin and his wife, Penney L. Bracelin

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

SAID Lot No. 468 fronts 80 feet on the southerly margin of Country Way Road and extends back 145 feet on the northeasterly line and 75 feet on the southwesterly line to a diagonal line in the rear measuring 106.30 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. and Philhall Corp. by deed from Hubert Beard and wife, Senear Beard of record in Book 4654, page 67 Register's Office for said County; by 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; by Quitclaim Deed from Philhall Corp. to Randall Phillips Builders, Inc., of record in Book 6828, 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.

MAY 18 9 31 AM '87
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

2.65 9 6.

This is ( ) unimproved (XX) improved property, known as 3537 Country Way Road, (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 May, 19 87

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

STATE OF TENNESSEE
Davidson County

BOOK 7238 PAGE 686

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 oath~~ 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 May, 19 87.

My commission expires 11-1-87

Notary Public

WARRANTY DEED

FROM

Randall Phillips' Builders, Inc.

TO

George D. Bracelin

Penney L. Bracelin

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 7238 PAGE 687

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
			77900.00- CAMT.	
			218.12 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	224.62-
8006A05/18/87			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2659 6

IDENTIFI REFERENCE

MAY 19 9 11 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 82531