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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 $ 106,900.00

X
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF May, 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
Harold D. Smith et ux	Commerce Union Bank	150-3 321
(NAME) 3413 Westcliffe Court	(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 Harold D. Smith and his wife, Phyllis I. Smith

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. 391 on the Plan of The Country, Section 8, of record in Book 6250, Pages 912 and 913 Register's Office for Davidson County, Tennessee.

SAID Lot No. 391 fronts 40 feet on the southwesterly margin of Westcliffe Court and extends back 139.65 feet on the southerly line and 120 feet on the northerly line to broken line in the rear measuring 217.11 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. and Philhall Corp. by deed from Robert Leland Henley and wife, Dearah Hill Henley of record in Book 4684, page 351; and by deed from John R. Creager, Jr., James Russell Creager, Richard H. Creager and William H. Creager, of record in Book 4805, Page 551, and by Quitclaim Deed from Philhall Corp. of record in Book 6848, Page 615, Register's Office for Davidson County, Tennessee.

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

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN
MAY 21 11 53 AM '87

IDENTIFICATION REFERENCE
2.8.290

( ) Unimproved
This is (XX) improved property, known as 3413 Westcliffe Court, Antioch, TN 37013
(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 ti, 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 19th day of May, 19 87

Randall Phillips Builders, Inc.

By:

Timothy J. Ferguson, Vice President

Attest:

STATE OF TENNESSEE
Davidson County

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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. 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 _____ as such/ _____.

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

My commission expires 11-1-87

_____
Notary Public

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
Harold D. Smith
Phyllis I. Smith

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
			106900.00- CAMT.	
			299.32 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 305.82-	
			9936A05/21/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28290

IDENTIFI REFERENCE

MAY 21 11 53 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 84426