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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 $ 60,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF May, 19 87.

Notary Public

MY COMMISSION EXPIRES 11-1-88
(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
William Michael Marlin, single	First Tennessee Bank National Association	26-7; 023
(NAME)	(NAME)	
140 Champney Court	P.O. Box 1000, Dept 47	GO20422
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, TN 37072	Memphis, TN 38148	
(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 William Michael Marlin, 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. 68 on the Plan of Resubdivision of Windsor Green, Phase 1, Section 2, Lots 49 through 72, of record in Book 6200, Page 349, Register's Office for Davidson County, Tennessee.

SAID Lot No. 68 fronts 35 feet on the northeasterly margin of Champney Court and extends back 97.50 feet on the northwesterly line and 97.50 feet on the southeasterly line to a dead line in the rear measuring 35 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from F. Clay Bailey, Jr., Trustee of record in Book 6100, page 617, and by Deeds of Correction of record in Book 6201, Page 391, and in Book 6297, Page 203, Register's Office for Davidson County, Tennessee.

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

28718

IDENTIFICATION REFERENCE

MAY 22 10 10 AM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 140 Champney Court (House Number) (Street), Goodlettsville (P. O. Address) (City or Town), TN 37072 (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 20th day of May, 1987

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 ~~(their several oaths)~~ (his oath) (herself) (themselves) acknowledged ~~(themselves)~~ (herself) (himself) 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 20th day of May, 19 87.

My commission expires 11-1-87

Notary Public

WARRANTY DEED

FROM Randall Phillips Builders, Inc.

TO William Michael Marlin, 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 _____

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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
			60900.00- CAMT.	
			1705.20 CSTAX	
		VD	1705.20- CSTAX	
			170.52 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 177.02-	
0460A05/22/87			BAL .01	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28718

IDENTIFICATION REFERENCE

MAY 22 10 18 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 84942