BOOK 7250 PAGE 227

File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF May, 1987.

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
Freddie L. Braddock et ux	Commerce Union Bank	150-8
(NAME)	(NAME)	
3512 Country Way Road	P.O. Box 2546	63
(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 Freddie L. Braddock and his wife, Sheila J. Braddock

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. 497 on the Plan of Final PUD Plan, Section Five, Towne Village of The Country, of record in Book 6250, page 784 and 785, said Register's Office.

SAID Lot No. 497, which is a corner lot, fronts 80.29 feet on the westerly margin of Sewetha Court and fronts 65.00 feet on the northerly margin of Country Way Road, said frontages being joined by a curve having a length of 39.27 feet, and extends back 92.13 feet on the northerly line and 115.00 feet on the westerly line to a point of intersection.

Being part of the same property conveyed to Randall Phillips Builders, Inc., and Philhall Corp. by deed from Hubert Beard and wife, Snear Beard of record in Book 4654, page 67, said Register's Office and by deed from Elmer G. Chadwell and wife, Lorene Y. Chadwell in Book 4687, page 44, said Register's Office; Lillie Cone Coleman and husband John A. Coleman, Sr., and John Andrew Coleman, Jr., in Book 4867, page 654, said Register's Office; by deed from Carl J. Strassle and wife, Sandra G. Strassle in Book 5172, page 105, said Register's Office; by Quitclaim Deed from Philhall Corporation to Randall Phillips Builders, Inc., 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.

05/28/87 22:1 CHECK

This is unimproved ( ) / improved ( ) property, known as 3512 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 22nd day of May, 19 87

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

STATE OF TENNESSEE
Davidson County

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~~ 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~~ (they) 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 22nd day of May, 19 87.

My commission expires 11-1-87

Notary Public

WARRANTY DEED

FROM

Randall Phillips Builders, Inc.

TO

~~Freddie L. Braddock~~

Sheila J. Braddock

IDENTIFT REFERENCE

30358

MAY 29 11:23 AM '87

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

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 7250 PAGE 229

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			80900.00- CAMI.	
			226.52 CSTAX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK 233.02-	
2304A05/28/87		BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30358

IDENTIFICATION REFERENCE

MAY 28 11 23 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 86749