File Box 43

BOOK 7253 PAGE 858

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,900.00

Elizabeth Marie Gallagher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th 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
Elizabeth Marie Gallagher	Commerce Union Bank	150-4
(NAME) 3320 Westcliffe Circle	(NAME) P.O. Box 2546	46
(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 Elizabeth Marie Gallagher and Robert Ramsey and his wife, Barbara Ramsey

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. 385 on the Plan of Section Eight, The Country, 2nd Revision, of record in Book 6250, pages 907-908 and Second Revision in Book 6250, pages 912 & 913, said Register's Office.

SAID Lot No. 385 fronts 40.00 feet on the southerly margin of Westcliffe Circle and extends back 122.05 feet on the northeasterly line and 158.61 feet on the southwesterly line to a broken line in the rear measuring 188.67 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by 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.

3 1 6 2 3

IDENTIFICATION REFERENCE

JUN 1 2 05 PM '87
REGISTER OF DEEDS
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 3320 Westcliffe Circle, 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, esate, 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 29th 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 and or proved to me upon the basis of satisfactory evidence] with whom I am personally acquainted and who upon ~~(their several oaths)~~ acknowledged ~~(themselves)~~ (himself) to be the Vice President and _____ respectively of the Randall Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~(he)~~ (she) 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 29th day of May, 19 87.

My commission expires 11-1-87

_____
Notary Public

WARRANTY DEED

FROM Randall Phillips Builders, Inc.

TO Elizabeth Marie Gallagher
Robert Ramsey
Barbara Ramsey

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

97900.00- CAMT.
274.12 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 280.62-
3779A06/01/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31623

IDENTIFICATION REFERENCE

JUN 1 2 46 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 88198