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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 $ 79,900.00

James E. Blackwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF June 19 87,

Notary Public

MY COMMISSION EXPIRES 3/11/90
(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 |
|---|---|---|
| James E. Blackwell, unmarried<br>Donna G. Wright, unmarried<br>(NAME) | Commerce Union Bank<br>(NAME) | 26-5 |
| 111 Brenton Court<br>(STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 2546<br>(STREET ADDRESS) | G008251 |
| Goodlettsville, TN 37072<br>(CITY) (STATE) (P.O. ZIP) | Nashville, TN 37219<br>(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 James E. Blackwell, unmarried and Donna G. Wright, unmarried

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. 189 on the Plan of Windsor Green, Phase 2, Section 1, of record in Book 6250, Page 989, Register's Office for Davidson County, Tennessee.

SAID Lot No. 189 fronts 45.72 feet on the northerly margin of Brenton Court and extends back 90 feet on the westerly line and 129.33 feet on the southeasterly line to a dead line in the rear measuring 127.68 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 207, all in Register's Office for Davidson County, Tennessee.

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

This is ( ) unimproved ( ) improved property, known as 111 Brenton Court, Goodlettsville, TN 37072
(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 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 25th day of June, 1987

Randall Phillips Builders, Inc.
By: C. Wayne Meadows Asst V.P.
C. Wayne Meadows, Asst. 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 C. Wayne Meadows or proved to me upon the basis of satisfactory evidence /and/ _____ (his oath) _____ (himself) with whom I am personally acquainted/and who upon ~~(their several oaths)~~ acknowledged ~~(themselves)~~ to be the ~~Asst. Vice President~~ /and/ _____ /respectively/ of the Randall Phillips Builders, Inc. the within named bargainor, a corporation, and that (he) as such Asst. 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 ~~C. Wayne Meadows~~ as such Asst. Vice President ~~and acknowledging the same to the said~~ /as such/ _____.

Witness my hand and official seal at office at Nashville on this the 25th day of June, 19 87.

My commission expires 3/11/90

Notary Public

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
James E. Blackwell, unmarried
Donna G. Wright, unmarried

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
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 |
|---|---|---|---|---|
| | | | 79900.00- CAMT.<br>283.79 CSTAX<br>.50 PRFE<br>6.00 MDE ?<br>CHECK 290.29-<br>401/AUG/26/87 BAL .79 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4054

IDENTIFICATION REFERENCE

JUN 23

No. 98217