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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 $ 89,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF July, 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
J. Tod Bell et ux	Atlantic Coast Mortgage Company	150-8
(NAME)	(NAME)	
3604 Huntingboro Trail	5975 University Dr.	#94
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013	Fairfax, VA 22030	2D75950
(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 J. Tod Bell and his wife, Emily Carson Bell

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. 425 on the Final P.U.D. Plan, Towne Village of the Country, Section 5, of record in Book 6250, Pages 783 and 784, Register's Office for Davidson County, Tennessee.

Said Lot No. 425 fronts 70 feet on the southwesterly margin of Huntingboro Trail and extends back 85 feet on the southeasterly line and 124.46 feet on the northwesterly line to a broken line in the rear measuring 113.09 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. and Philhall Corporation by deed from Hubert Beard and wife, Senear Beard of record in Book 4654, Page 67; by deed from Elmer G. Chadwell and wife, Lorene Y. Chadwell, of record in Book 4687, Page 44; by deed from Lillie Cone Coleman and husband John A. Coleman, Sr., and John Andrew Coleman, Jr., of record in Book 4867, Page 654; by deed from Carl J. Strassle and wife, Sandra G. Strassle, of record in Book 5172, Page 105, and by Quitclaim Deed from Philhall Corporation to Randall Phillips Builders, Inc., of record in Book 6818, Page 568, and re-recorded in Book 6829, Page 856, all in the Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 3604 Huntingboro Trail, 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 20th day of July, 19 87

Randall Phillips Builders, Inc.
By: C. Wayne Meadows Asst VP
C. Wayne Meadows, Asst. Vice President
Attest:

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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 C. Wayne Meadows or proved to me upon the basis of satisfactory evidence /and _____ with whom I am personally acquainted/and who upon (this oath) ~~their several oaths~~ acknowledged (himself) ~~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 attesting the same by the said /as such/ _____.

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

My commission expires 11-1-87

_____
Notary Public

NOTARY PUBLIC 20th DAVIDSON CO. TENN.

WARRANTY DEED

FROM Randall Phillips Builders, Inc.

TO J. Tod Bell

Emily Carson Bell

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201

4 7 8 4 0

TOGETHER REFERENCE

JUL 22 11 30 AM '87

TENNESSEE CONVEYANCE TAX

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
			8390.00- CAPT.	
			234.92 STAX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK 241.42-	
			2266A07/28/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47840

IDENTIFI REFERENCE

JUL 22 8 31 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 106384