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STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July 19 87,

Notary Public

MY COMMISSION EXPIRES 1-10-91
(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
Charles S. Wells, Jr.	SAME	136-11
(NAME)	(NAME)	
7015 Wilson Pike Circle		21
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood, TN 37027		2D 38800
(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 Cnarles S. Wells, Jr., and wife, Johnnie Elizabeth C. Wells

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

BEING land in Davidson County, Tennessee, being Lot No. 1, Priest Lake Park Commercial Site, Section 6, as of record in Book 4660, Page 142, Register's Office for said County, described as follows:

SAID Lot 1 begins at a concrete monument on the westerly side of Anderson Road; thence with a curve to the right with a radius of 25 feet, 31.9 feet to a concrete monument on the northerly side of Old Smith Springs Road; thence with said road's northerly margin and a curve to the left with a radius of 800 feet, 216.15 feet to a concrete monument on said margin; thence leaving said margin with V. E. Brents lines North 9 deg. 46 min. 47 sec. East 102.2 feet to a concrete monument and North 79 deg. 47 min. West 215 feet to a concrete monument; thence with remaining Green Hills Towers, Inc., property lines, North 10 deg. 13 min. East 375 feet to a concrete monument; thence North 7 deg. 28 min. 30 sec. West 171.17 feet to a concrete monument; thence North 40 deg. 42 min. 38 sec. East 80 feet to a concrete monument; thence South 49 deg. 17 min. 22 sec. East 45 feet to a concrete monument; thence with a curve to the left with a radius of 815 feet, 397.79 feet to a concrete monument; thence South 77 deg. 15 min. East 15 feet to a concrete monument; thence with a curve to the right with a 25 foot radius, 39.27 feet to a concrete monument on the westerly margin of Anderson Raod; thence with said margin South 12 deg. 45 min. West 59.23 feet to a point; thence South 77 deg. 15 min. East 10 feet to a point on said margin; thence with said margin South 12 deg. 45 min. West 384.24 feet to the point of beginning and containing 5.623 acres, more or less.

Being the same property conveyed to Randall Phillips Builders, Inc., by Special Warranty Deed from Priest Lake, Limited, a Tennessee Limited Partnership of record in Book 6618, page 1, Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as 5.63 acres, Commercial Site, Priest Lake Pk. Nashville, TN
(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 29th day of July, 19 87

Randall Phillips Builders, Inc.

BY: C. Wayne Meadows Asst. V.P

C. Wayne Meadows, Assistant Vice President

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

and or proved to me upon the basis of satisfactory evidence (his oath) (himself) with whom I am personally acquainted and who upon (~~their oath~~) acknowledged (~~themselves~~) to be the Assistant Vice President and _____ respectively of the Randall Phillips Buidlers, Inc. the within named bargainor, a corporation, and that (he) as such Assistant 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 Assistant Vice President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tenn. on this the 28th day of July, 19 87.

My commission expires 1-10-89

_____
Notary Public

50980

WARRANTY DEED

FROM

TO

IDENTIFY REFERENCE.

Jul 30 2 58 AM '87

FELIX Z. WILSON II REGISTER
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 _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50980

IDENTIFICATION REFERENCE

JUL 30 2 58 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 00003