BOOK 7329 PAGE 758

Filw Box 43

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August 19 87.

Notary Public

MY COMMISSION EXPIRES 11/14/87
(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
Ronald D. Seagroves et ux	Commerce Union Bank	150-7
(NAME)	(NAME)	
908 Wellfleet Court	P.O. Box 121999	#507
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013	Nashville, TN 37212-1999	
(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, Phillips Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald D. Seagroves and his wife, Deborah C. Seagroves

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. 388 on the Final P.U.D. Plan of Section Five, Towne Village of the Country, of record in Book 6250, Pages 783 and 784, as corrected in Book 7184, Page 652, Register's office for Davidson County, Tennessee.

SAID Lot No. 388 fronts 67.96 feet on the westerly margin of Wellfleet Court and extends back 132.65 feet on the northerly line and 139.62 feet on the southerly line to a broken line in the rear measuring 91.31 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; 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, and conveyed to Phillips Builders, Inc., by Articles of Merger of record in Book 7298, Page 203, all in Register's Office for Davidson County, Tennessee.

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

7.38.4 CHECK
08/19/87 0052.6 IDENTIFICATION
AUG 19 2 45 PM '87
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property known as 908 Wellfleet Court, 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 14th day of August, 19 87

Phillips Builders, Inc.
By: W. Wayne Meadows, Asst. Vice President
Attest:

STATE OF TENNESSEE
Davidson County

BOOK 7329 PAGE 759

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 Phillips Builders, Inc. the within named bargainor, a corporation, and that (he) (they) 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 14th day of August, 19 87.

My commission expires 11-1-89

Notary Public

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Ronald D. Seagroves
Deborah C. Seagroves

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 7329 PAGE 760

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

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

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			87900.00-	CAMT.
			246.12	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	252.62-
3376A	08/19/87		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 7 3 8 4

IDENTIFICATION REFERENCE

AUG 19 2 45 PM '87

FELIX Z. WILSON II Register
DAVIDSON COUNTY, TN

No. 07262