File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 19 87

Notary Public

MY COMMISSION EXPIRES 11-15-87
(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
Gary E. Rice et ux	Commerce Union Bank	172-8A
(NAME)	(NAME)	
5925 Retriever Court	P.O. Box 121999	67
(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 Gary E. Rice and his wife, Kay Rice

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. 67 on the plan of Section Two-B, Hunters Branch of record in Book 6900, pages 336 and 337, Register's Office for Davidson County, Tennessee.

SAID Lot No. 67 fronts 70.0 feet on the westerly margin of Retriever Court and extends back 112.50 feet on the northerly line and 100.00 feet on the southerly line to a dead line in the rear measuring 71.11 feet thereon.

Being part of the same property conveyed to Philhall Corporation by deed from Hunter's Branch Development, Inc. of record in Book 7179, page 182 and to Phillips Builders, Inc., by Articles of Merger of record in Book 7298, page 205 Register's Office for Davidson County, Tennessee.

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

61751

IDENTIFICATION REFERENCE

SEP 2 10 33 AM '87

DAVIDSON COUNTY, TN

CHECK

This is unimproved ( ) improved ( ) property, known as 5925 Retriever Court, (House Number) (Street) Antioch, Tn. 37013 (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 31st day of August 19

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

STATE OF TENNESSEE
Davidson County

BOOK 7342 PAGE 449

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/ XXXXXXXXXXXXXXXX his oath XXXXXXX (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) 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 Vice President and/ ~~attesting the same by the said as such~~.

Witness my hand and official seal at office at Nashville on this the 1st day of August, 19 87.

My commission expires 11-1-87

Notary Public

WARRANTY DEED

FROM Phillips Builders, Inc.

TO Gary E. Rice Kay Rice

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 7342 PAGE 450

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
			83900.00- CANT.	
			234.92 CSTAX	
			.50 PRFEE	
			6.00 MORTD	
			CHECK	241.42-
8545A09/02/87			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 1 7 5 1

IDENTIFICATION REFERENCE

SEP 2 10 33 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 12314