File Box 43

BOOK 7367 PAGE 902

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September 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
William D. Proudman et ux	Commerce Union Bank	150-7
(NAME) 5440 Country Way Road	(NAME) P.O. Box 121999	#498
(STREET ADDRESS OR ROUTE NUMBER) Antioch, TN 37013	(STREET ADDRESS) Nashville, TN 37212-1999	02D75889
(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 William D. Proudman and his wife, Joanne E. Proudman

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

SAID Lot No. 577 fronts 81.99 feet on the northerly margin of Country Way Road and extends back 150.00 feet on the westerly line and 120.57 feet on the easterly line to a dead line in the rear measuring 50.78 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 4667, 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 Register's Office for Davidson County, Tennessee.

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

This is ( ) unimproved (X) improved property, known as 5440 Country Way Road, (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, 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 30th day of September, 1987

Phillips Builders, Inc.
By: Jackie Roark, Asst. V.P.
Jackie Roark, 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 Jackie Roark

~~and~~ or proved to me upon the basis of satisfactory evicence ~~XXXXXX~~ her oath ~~XXXXXX~~ herself with whom I am personally acquainted and who upon ~~(their several oaths)~~ acknowledged ~~(themselves)~~ to be the ~~XXXXXXXXXXXXXXX~~ Asst. Vice President ~~and~~ ~~respectively~~ of the Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~S~~(he) as such Asst. Vice President ~~and~~ ~~(XXX X~~, being authorized so to do. executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Jackie Roark 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 30th day of September, 19 87.

My commission expires 3/11/90

Notary Public

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
William D. Proudman

Joanne E. Proudman

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

70266

IDENTIFICATION REFERENCE

OCT 1 8 52 AM '87

DAVIDSON COUNTY, TN

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

77900.00- CAMT.
218.12 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 224.62-
8374A10/01/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7026.6

IDENTIFICATION REFERENCE

OCT 1 8 52 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 21917