WARRANTY DEED

FROM

Richmond Homes, Inc. 28887

TO

David R. Phillips et ux.

[redacted]

JAMES P. WILSON, Register

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

WARRANTY DEED

For and in Consideration of the sum of Two Thousand and no/100 - - - - - - - - - - - - - - - - - - -($2,000.00) - DOLLARS

cash in hand paid by David R. Phillips and wife, Alice L. Phillips, the receipt of which is hereby acknowledged,

RICHMOND HOMES, INC., a corporation organized and existing under the laws of the State of Tennessee, with its principal office at Nashville, has

bargained and sold, and by these presents do transfer and convey unto the said David R. Phillips and wife, Alice L. Phillips, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being lot No. 72 on the Plan of Hillhurst Acres, Section 1, as of record in book 2331, pages 50 and 51, Register's Office for said County.
Said lot No. 72 fronts 110 feet on the easterly side of Lyndale Drive and extends back 212.5 feet on the northerly line and 240 feet on the southerly line to a dead line, measuring 113.8 feet thereon.
Being part of the real property conveyed to Richmond Homes, Inc. by deed from C. M. Richmond and wife, of record in book 2438, page 241, said Register's Office.

This conveyance is made subject to ten-foot utility easement along southerly and rear lines of premises, anchor easement at northwest corner of premises, 75-foot building setback line and conditions of owners certificate, as shown on plan in book 2331, pages 50 and 51, Register's Office for Davidson County, Tennessee, and restrictive covenants contained in instruments executed by Richmond Homes, Inc., of record in book 2444, page 32, and book 2446, page 47, said Register's Office.