BK 3097

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

----------TEN AND NO/100---------- DOLLARS

cash in hand paid by Paul M. O'Brien and wife, Jane E. O'Brien

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

Randall Phillips and wife, Louise T. Phillips

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, 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. 49 on the Plan of Haywood Acres, Section I, as of record in Book 2900, page 17, Register's Office for said County.

Said Lot No. 49 fronts 44.19 feet on the southeasterly side of Leo Court turnaround, and runs back 189.9 feet on the northerly line and 144 feet on the southwesterly line, to a dead line in the rear on which it measures 190 feet.

Being part of the property conveyed to Randall Phillips and wife, Louise T. Phillips, by deed from Shufeld Company, as of record in Book 2991, page 362, said Register's Office.

This conveyance is made subject to the restrictions recorded in Book 2928, page 102; and to the easements and limitations shown on the Map of record in Book 2900, page 17.

STATE TAX $ 1.65
PROBATE .50
TOTAL $ 2.15

JUN 22 1960
R. E. WORRALL
COUNTY COURT CLERK

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging unto 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.

Whenever 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 our hands this 8th day of June 19 60

Randall Phillips
Louise T. Phillips

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, ~~[illegible]~~ Mary R. Coates, a Notary Public in and for said County and State, the within named Randall Phillips and wife, Louise T. Phillips

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of June, 19 60

Commission expires Oct 28, 1961 ~~[illegible]~~

Mary R. Coates
Notary Public.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 22 day of JUN A.D. 1960 at 9:30 A.M.
Recorded in Book 3097 Page 135
Fee .60
JAMES P. WIL...

(Murphree Mortgage Company)

Warranty Deed

FROM RANDALL PHILLIPS, ET UX

To PAUL M. O'BRIEN, ET UX

89931

Form 1001

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