WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by Gordon V. Shippey and wife, Jeraldine H. Shippey, and other good and valuable considerations, the receipt of all of which is hereby acknowledged;

RANDALL PHILLIPS BUILDERS, INC., a Tennessee corporation, has bargained and sold, and by these presents does transfer and convey unto the said GORDON V. SHIPPEY and wife, JERALDINE H. SHIPPEY, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Patricia Heights Annex, as of record in Book 2900, page 37, Register's Office for said County.
Said Lot No. 12 fronts 145 feet on the north side of Norcross Drive, and runs back 201.85 feet on the easterly line and 216.73 feet on the westerly line to a dead line in the rear, which is a broken line, on which it measures 208.96 feet.
Being part of the property conveyed to Randall Phillips Builders, Inc., by deed from Frank Ingraham, Trustee, for William & Lee, Inc., as of record in Book 3030, page 583, said Register's Office.

This conveyance is made subject to the following, to-wit:

"Restrictions recorded Oct. 1, 1959 in Book 2962, page 522."

"The recorded plan shows an Owner's Certificate, a 100-foot setback line from Norcross Drive, a 10-foot easement for public utilities along the northerly rear lines of the lot."

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Gordon V. Shippey and wife, Jeraldine H. Shippey, their heirs and assigns, forever.

And it does covenant with the said Gordon V. Shippey and wife, Jeraldine H. Shippey, that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, with the exception of 1960 taxes, which will be prorated and assumed by the grantees, Gordon V. Shippey and wife, Jeraldine H. Shippey.

And Randall Phillips Builders, Inc., does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the land to the said Gordon V. Shippey and wife,