BK 3105

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by William Thomas Rawls and wife, Mary Jo F. Rawls, 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 WILLIAM THOMAS RAWLS and wife, MARY JO F. RAWLS, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 56 on the Plan of Section II, Burchwood Gardens, as of record in Book 2900, page 66, Register's Office for said County.
Said Lot No. 56 fronts 89.07 feet on the north side of Berkshire Drive, and runs back 152 feet on the west line and 146.73 feet on the east line, to a dead line in the rear, on which it measures 80 feet.
Being part of the property conveyed to Randall Phillips Builders, Inc., a Tennessee corporation, by deed from Suburban Properties, Inc., as of record in Book 3033, page 242, said Register's Office.

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

"Restrictions recorded Jan. 20, 1960, in Book 3000, page 528."

"The recorded plan shows an Owner's Certificate, a 70-foot set-back line from Berkshire Drive, and a 10-foot easement for public utilities along the north rear line; an anchor easement 2½x30 feet on Berkshire Drive at the east front corner 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 William Thomas Rawls and wife, Mary Jo F. Rawls, their heirs and assigns, forever.

And it does covenant with the said William Thomas Rawls and wife, Mary Jo F. Rawls, 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, William Thomas Rawls and wife, Mary Jo. F. Rawls.

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 William Thomas Rawls and wife, Mary Jo F. Rawls, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Randall Phillips Builders, Inc., has caused this instrument to be executed by its duly authorized officers, this the 23rd day of June, 1960.

RANDALL PHILLIPS BUILDERS, INC.

BY Randall Phillips
Randall Phillips, President

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