K 3165

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by CHARLES LEAMON REED and wife, BERTHA C. REED, 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 CHARLES LEAMON REED and wife, BERTHA C. REED, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 323 on the Plan of Burchwood Gardens, Section III, as of record in Book 2900, page 116, Register's Office for said County.

Said Lot No. 323 fronts 77.8 feet on the southerly side of Pinehurst Drive, and runs back 152.16 feet on the easterly line and 145.35 feet on the westerly line, to a dead line in the rear, which is a broken line, and measures 89.17 feet thereon.

Being part of the property conveyed to Randall Phillips Builders, Inc., by deed from Suburban Properties, Inc., as of record in Book 3160, page 577, said Register's Office.

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

"Restrictions recorded Sept. 21, 1960, in Book 3131, page 464."

"The recorded plan shows an Owner's Certificate, a 70-foot set-back line from Pinehurst Drive, a 10-foot easement along the entire rear line; an anchor easement 2½x30 feet on Pinehurst Drive at the northeast 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 CHARLES LEAMON REED and wife, BERTHA C. REED, their heirs and assigns, forever.

And it does covenant with the said CHARLES LEAMON REED and wife, BERTHA C. REED, that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same in unencumbered.

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 CHARLES LEAMON REED and wife, BERTHA C. REED, 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 officer, this the 22nd day of December, 1960.

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