K 3177

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

Ten and No/100 DOLLARS

Cash in hand paid by Richard D. Perry, and wife, Audrey B. Perry, and other good and valuable consideration, receipt of which is hereby acknowledged;

RANDALL PHILLIPS BUILDERS, INC.

has ~~bargained~~ and sold, and by these presents does transfer and convey unto the said Richard D. Perry, and wife, Audrey B. Perry 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. 167 on the Plan of Haywood Acres, Section III, of record in Book 2900, page 81, Register's Office for said County.

Said Lot No. 167 begins at a point in the southwesterly margin of Willard Drive, at the corner of Lots Nos. 166 and 167; thence with said Drive, northwesterly 182.03 feet to a monument; thence around a curve, in a westerly direction 39.27 feet to the southeasterly margin of Wallace Road; thence with the margin of the same, southwesterly 198.44 feet to a monumnet; thence aleng the rear line of the lot, southeasterly 176.3 feet to a monument; thence southerly 5.60 feet to a corner of Lots Nos. 166 and 167, thence with the line between said lots, northeasterly 246.6 feet to the point of beginning.

Being part of the property conveyed to Randall Phillips Builders, Inc., by deed from Shufeld Company, as of record in Book 3134, page 22, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Richard D. Perry, and wife, Audrey B. Perry their heirs and assigns, forever.

And Randall Phillips Builders, Inc., does ~~/~~ covenant with the said Richard D. Perry, and wife, Audrey B. Perry 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.

And Randall Phillips Builders, Inc., does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Richard D. Perry, and wife, Audrey B. Perry their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF: Randall Phillips Builders, Inc., has caused this instrument to be executed by its duly authorized officer this 5th day of January, 1961.

RANDALL PHILLIPS BUILDERS, INC.

By: Randall Phillips
President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____ the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____

Commission expires _____

_____
Notary Public

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