BK 3179

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 Thomas A. Nelson and wife, Annie Inez S. Nelson, 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 Thomas A. Nelson and wife, Annie Inez S. Nelson 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. 322 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. 322 fronts 82.76 feet on the southerly side of Pinehurst Drive and runs back 145.35 feet on the easterly line and 144.96 feet on the westerly line to a dead line in the rear on which it measures 104.66 feet.

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

This conveyance is made subject to the restrictions recorded in Book 3131, page 464; and to the easements and limitations shown on the Map of record in Book 2900, page 116, 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 Thomas A. Nelson and wife, Annie Inez S. Nelson their heirs and assigns, forever. And Randall Phillips Builders, Inc., does / covenant with the said Thomas A. Nelson and wife, Annie Inez S. Nelson 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 Thomas A. Nelson and wife, Annie Inez S. Nelson their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF: Randall Phillips Builders, Inc., has hereby caused this instrument to be executed by its duly authorized officer this 23rd 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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