BK 3217

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 Herman L. Rainey and wife, Mabel H. Rainey, and other good and valuable consideration, receipt of which is hereby acknowledged;

RANDALL PHILLIPS BUILDERS, INC.

has ~~have~~ ~~bargained~~ and sold, and by these presents does transfer and convey unto the said Herman L. Rainey and wife, Mabel H. Rainey

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. 317 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. 317 fronts 86.77 feet on the northerly side of Pinehurst Drive and runs back between lines 200 feet on the easterly line and 184.06 feet on the westerly line to a dead line in the rear on which it measures 83.35 feet.

Being part of the property conveyed to Randall Phillips Builders, Inc., by deed from Suburban Properties, Inc., a Tennessee Corporation, as of record in Book 3164, page 135, 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 Herman L. Rainey and wife, Mabel H. Rainey their heirs and assigns, forever.

And Randall Phillips Builders, Inc., does do covenant with the said Herman L. Rainey and wife, Mabel H. Rainey that it is lawfully seized and possessed of said land in fee simple; ~~have~~ has a good right to convey it. and the same is unencumbered, except taxes for 1961 which are prorated and assumed by the grantees herein.

And Randall Phillips Builders, Inc., does do further covenant and bind itself, its successors and assigns ~~heirs and representatives~~, to warrant and forever defend the title to the said land to the said Herman L. Rainey and wife, Mabel H. Rainey their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF: Randall Phillips Builders, Inc., has hereby caused this instrument ~~Witness my hand at this ____ day of _____, 19____~~ to be executed by its duly authorized officer this 28th day of March, 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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