K 3220

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1002 — 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 James C. Poole and wife, Clara W. Poole, and other good and valuable consideration, receipt of which is hereby acknowledged;

RANDALL PHILLIPS BUILDERS, INC.

has / does bargained and sold, and by these presents do transfer and convey unto the said James C. Poole and wife, Clara W. Poole

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. 105 on the Plan of Haywood Acres, Section IV, as of record in Book 2900, page 93, Register's Office for said County.

Said Lot No. 105 fronts 80 feet on the westerly side of Margo Lane, and extends back 261.3 feet on the north line and 236.45 feet on the south line, to a dead line in the rear, on which it measures 79.6 feet.

Being part of the property conveyed to Randall Phillips Builders, Inc., by deed from Shufeld Company, as of record in Book 3181, page 548, said Register's Office.

This conveyance is made subject to the restrictions recorded in Book 3075, page 160; and to the easements and limitations shown on the Map of record in Book 2900, page 93, 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 James C. Poole and wife, Clara W. Poole

their heirs and assigns, forever.

And Randall Phillips Builders, Inc., does / ~~do~~ covenant with the said James C. Poole and wife, Clara W. Poole

that it is has lawfully seized and possessed of said land in fee simple; ~~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

successors and assigns

~~do~~ further covenant and bind itself, its / heirs and representatives, to warrant and forever defend the title to the said land to the said James C. Poole and wife, Clara W. Poole

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 hand this day of~~ to be executed by its duly authorized officer this 24th day of April, 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

TENNESSEE TITLE COMPANY

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