K 3221

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 E. Sharpe and wife, Dorothy R. Sharpe, and other good and valuable consideration, receipt of which is hereby acknowledged;

RANDALL PHILLIPS BUILDERS, INC.

has does
~~have~~ bargained and sold, and by these presents do transfer and convey unto the said
James E. Sharpe and wife, Dorothy R. Sharpe

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

Said Lot No. 119 fronts 125 feet on the easterly side of Margo Lane, and runs back 238.5 feet on the northerly line and 247.5 feet on the southerly line, to a dead line in the rear on which it measures 125.4 feet.

Being part of the property conveyed to Randall Phillips Builders, Inc., by deed from Shufeld Company, as of record in Book 3166, page 52, 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 E. Sharpe and wife, Dorothy R. Sharpe

their heirs and assigns, forever.
Randall Phillips Builders, Inc., does
And / ~~its~~ covenant with the said James E. Sharpe and wife, Dorothy R. Sharpe

has that it is lawfully seized and possessed of said
land in fee simple, ~~have~~ 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
~~its~~ further covenant and bind itself, its / ~~heirs and representatives~~, to warrant and forever defend the title to the said land to the said James E. Sharpe and wife, Dorothy R. Sharpe

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 25th day of April, 1961.
~~Witness my hand this day of 19~~

RANDALL PHILLIPS BUILDERS, INC.

BY: _____
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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