BK 3225

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 Farris E. Walker and wife, Sue C. Walker, and other good and valuable consideration, receipt of which is hereby acknowledged;

RANDALL PHILLIPS BUILDERS, INC.

has ~~have~~ does bargained and sold, and by these presents ~~do~~ transfer and convey unto the said Farris E. Walker and wife, Sue C. Walker 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. 328 on the Plan of Burchwood Gardens, Section III, as of record in Book 2900, page 116, Register's Office for said County.

Said lot fronts 75 feet on the southeasterly side of Pinehurst Drive and runs back 149.93 feet on the northeasterly line and 150.37 feet on the southwesterly line to a dead line, which is a broken line on which it measures 86.32 feet.

Being part of the property conveyed to Randall Phillips Builders, Inc., by deed from Suburban Properties, Inc., of record in Book 3178, page 5, said Register's Office.

This conveyance is made subject to the restrictions recorded in Book 3131, page 464, September 21, 1960; 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 Farris E. Walker and wife, Sue C. Walker their heirs and assigns, forever.

And Randall Phillips Builders, Inc., does ~~do~~ covenant with the said Farris E. Walker and wife, Sue C. Walker that it is ~~has~~ 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 ~~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 Farris E. Walker and wife, Sue C. Walker their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF: ~~Witness my hand this day of~~ Randall Phillips Builders, Inc., has hereby caused this instrument to be executed by its duly authorized officer this 26th day of May, 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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