BK 3249

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 Jimmy R. Freemon and wife, Mary H. Freemon, 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 / ~~do~~ transfer and convey unto the said Jimmy R. Freemon and wife, Mary H. Freemon

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. 106 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. 106 fronts 80 feet on the west side of Margo Lane, and runs back 280.6 feet on the northerly line and 261.3 feet on the southerly line, to a dead line in the rear which is a broken line, on which it measures 82.14 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 Jimmy R. Freemon and wife, Mary H. Freemon their heirs and assigns, forever.

And / Randall Phillips Builders, Inc., does / ~~do~~ covenant with the said Jimmy R. Freemon and wife, Mary H. Freemon that it is / ~~they are~~ lawfully seized and possessed of said land in fee simple; has / ~~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 / ~~do~~ further covenant and bind itself, its / ~~their heirs and representatives,~~ to warrant and forever defend the title to the said land to the said Jimmy R. Freemon and wife, Mary H. Freemon their heirs and assigns against the lawful claims of all persons, whomsoever.

IN ~~Witness~~ WHEREOF, Randall Phillips Builders, Inc., has hereby caused this instrument ~~hand~~ this ~~day of~~ ~~, 19~~ to be executed by its duly authorized officer this 19th day of June, 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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