K 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 James H. Chapman and wife, Sarah E. Chapman, 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 H. Chapman and wife, Sarah E. Chapman

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. 93 on the Plan of Section III, Haywood Acres, as of record in Book 2900, page 81, Register's Office for said County.

Said lot fronts 127 feet on the east side of Willard Drive and runs back between parallel lines, 315 feet to a dead line, on which it measures 127 feet.

Being part of the property conveyed to Randall Phillips Builders, Inc., by deed from Shufeld Company, of record in Book 3181, page 552, said Register's Office.

This conveyance is made subject to the restrictions recorded in Book 3035, page 505; and to the easements and limitations shown on the Map of record in Book 2900, page 81, 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 H. Chapman and wife, Sarah E. Chapman their heirs and assigns, forever.

And Randall Phillips Builders, Inc., does / ~~do~~ covenant with the said James H. Chapman and wife, Sarah E. Chapman 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 James H. Chapman and wife, Sarah E. Chapman 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 ~~Witness~~ its duly authorized officer ~~hand~~ this 20th day of June, 1961 ~~, 19--~~

RANDALL PHILLIPS BUILDERS, INC.

BY Randall E. 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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