K 3249

TENNESSEE TITLE COMPANY

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 Billy Joe Batson and wife, Audrey M. Batson, 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
Billy Joe Batson and wife, Audrey M. Batson

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. 338 on the Plan of Sec. III, Burchwood Gardens, as of record in Book 2900, page 116, Register's Office for said County, described as follows:

BEGINNING at a point in the southeast margin of Pinehurst Drive, at the corner of Lots 337 and 338; thence with the line between said lots, southeasterly 100.89 feet to a corner of Lot 339; thence with the line between Lots 338 and 339, northeasterly 139 feet to a point in the southwesterly margin of Welcome Lane; thence with the margin of the same, northwesterly 78.28 feet to a point at the beginning of a curve; thence around said curve, southwesterly 40.08 feet to a point in the southeasterly margin of Pinehurst Drive; thence with the margin of the same, southwesterly 104.74 feet to the point of beginning.

Being part of the property conveyed to Randall Phillips Builders, Inc., by deed from Suburban Properties, Inc., as of record in Book 3185, page 177, said Register's Office.

This conveyance is made subject to the restrictions recorded in Book 3131, page 464; and to the easements and limitations as 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 Billy Joe Batson and wife, Audrey M. Batson their heirs and assigns, forever.

And Randall Phillips Builders, Inc., does ~~do~~ covenant with the said Billy Joe Batson and wife, Audrey M. Batson 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
~~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 Billy Joe Batson and wife, Audrey M. Batson 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 my hand this day of~~, 19
to be executed by its duly authorized officer this 21st 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

TENNESSEE TITLE COMPANY

PG 189