K 3250

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 Clarence H. Young and wife, Norma J. Young, 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 ~~do~~ does transfer and convey unto the said Clarence H. Young and wife, Norma J. Young their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot 169 on the Plan of Haywood Acres, Section III, of record in Book 2900, page 81, Register's Office for said County.

Said Lot fronts 144 feet on the northeasterly side of Willard Drive and extends back 229 feet on the northwesterly line and 270.1 feet on the southeasterly line to a dead line and measures 184.3 feet thereon.

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 Clarence H. Young and wife, Norma J. Young their heirs and assigns, forever.

And Randall Phillips Builders, Inc., does / ~~do~~ covenant with the said Clarence H. Young and wife, Norma J. Young 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 Clarence H. Young and wife, Norma J. Young 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~~ to be executed by its duly authorized officer this 27th 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

PG 119