K 3251

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 Fred T. Buckley and wife, Katherine R. Buckley, and other good and valuable consideration, receipt of which is hereby acknowledged;

RANDALL PHILLIPS BUILDERS, INC.

has ~~xxxx~~ bargained and sold, and by these presents does transfer and convey unto the said Fred T. Buckley and wife, Katherine R. Buckley

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. 321 on the Plan of Section III, Burchwood Gardens, as of record in Book 2900, page 116, Register's Office for said County.

Said Lot 321 fronts 80 feet on the northwesterly side of Pinehurst Drive and runs back 210.03 feet on the southwesterly line and 134.35 feet on the northeasterly line, to a dead line in the rear on which it measures 125.92 feet.

Being the same property conveyed to Randall Phillips Builders, Inc., by deed from Suburban Properties, Inc., as of record in Book 3222, page 611, said Register's Office.

This conveyance is made subject to the restrictions recorded in Book 3131, page 464; 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 Fred T. Buckley and wife, Katherine R. Buckley their heirs and assigns, forever.

And Randall Phillips Builders, Inc., does / ~~xx~~ covenant with the said Fred T. Buckley and wife, Katherine R. Buckley that it is lawfully seized and possessed of said land in fee simple; ~~xxxx~~ 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 successors and assigns ~~its~~ further covenant and bind itself, its / ~~heirs and representatives~~, to warrant and forever defend the title to the said land to the said Fred T. Buckley and wife, Katherine R. Buckley 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 10th day of July, 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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