WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by SIM S. PHILPOT and wife, MILDRED J. PHILPOT, and other good and valuable considerations, the receipt of all of which is hereby acknowledged:

RANDALL PHILLIPS BUILDERS, INC., a Tennessee Corporation, has bargained and sold, and by these presents does transfer and convey unto the said SIM S. PHILPOT and wife, MILDRED J. PHILPOT, THEIR heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 115 on the Plan of Haywood Acres, Section IV, as of record in Book 2900, page 93, Register's Office for said County.
Said Lot fronts 125 feet on the westerly side of Margo Lane and runs back 378 feet on the northerly line and 321.5 feet on the southerly line to a dead line, which is a broken line on which it measures 138.6 feet.
Being part of the property conveyed to Randall Phillips Builders, Inc., by deed from Shufeld Company, of record in Book 3225, page 420, said Register's Office.

This conveyance is made subject to the following to wit:

This property is hereby conveyed subject to RESTRICTIVE COVENANTS contained for restrictions filed for record June 10, 1960, in Book 3075, page 160, copy attached.

The recorded plan shows an Owner's Certificate, copy attached, a 120 feet set-back line from Margo Lane, a 30 feet drainage and public utility easement along the entire westerly boundary of the Lot and an anchor easement 2½x25 feet at both front corners.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said SIM S. PHILPOT and wife, MILDRED J. PHILPOT their heirs and assigns, forever.

And it does covenant with the said SIM S. PHILPOT and wife, MILDRED J. PHILPOT, that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unemcumbered.

And RANDALL PHILLIPS BUILDERS, INC., does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the land to the said SIM S. PHILPOT and wife, MILDRED J. PHILPOT, their heirs and assigns, against the lawful claim of all persons whomsoever.

IN WITNESS WHEREOF, the said RANDALL PHILLIPS BUILDERS, INC., has caused this instrument to be executed by its duly authorized officer, this the 21st day of July, 1961.