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 Paul A. Roberts and wife, Nettie W. Roberts, 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 does ~~do~~ transfer and convey unto the said Paul A. Roberts and wife, Nettie W. Roberts 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. 385 on the Plan of Burchwood Gardens, Section III, as of record in Book 2900, page 116, Register's Office for said County.

Said lot fronts 89 feet on the southerly side of Hyland Drive and runs back between lines 171.96 feet on the west line and 176.43 feet on the east line to a dead line in the rear on which it measures 62.65 feet.

Being the same property conveyed to Randall Phillips Builders, Inc., by deed from Suburban Properties, Inc., of record in Book 3225, page 341, said Register's Office.

This conveyance is made subject to the restrictions recorded in Book 3131, page 164; 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 Paul A. Roberts and wife, Nettie W. Roberts their heirs and assigns, forever.

And Randall Phillips Builders, Inc., does / ~~do~~ covenant with the said Paul A. Roberts and wife, Nettie W. Roberts that it is lawfully seized and possessed of said land in fee simple; ~~have~~ 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 ~~heirs and representatives,~~ ~~do~~ further covenant and bind itself, its to warrant and forever defend the title to the said land to the said Paul A. Roberts and wife, Nettie W. Roberts 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 its duly authorized officer this 4th day of August, 1961.

~~Witness hand this day of~~, 19

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