BK 3284

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 W. Staggs and wife, Louise Staggs, and other good and valuable consideration, receipt of which is hereby acknowledged;

RANDALL PHILLIPS BUILDERS, INC.

does

has have bargained and sold, and by these presents do transfer and convey unto the said

Fred W. Staggs and wife, Louise Staggs

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

Said Lot No. 380 fronts 80 feet on the north side of Upland Drive and runs back 165.81 feet on the west line and 159.19 feet on the east line to a dead line in the rear on which it measures 101.98 feet.

Being part of the property conveyed to Randall Phillips Builders, Inc., a Tennessee Corporation, by deed from Suburban Properties, Inc., a Tennessee Corporation, of record in Book 3250, page 585, 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 W. Staggs and wife, Louise Staggs

their heirs and assigns, forever.

And / ~~I~~ Randall Phillips Builders, Inc., does ~~do~~ covenant with the said

has that it is 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, to warrant and forever defend the title to the said land to the said Fred W. Staggs and wife, Louise Staggs

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 23rd day of May, 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 485