K 3286

WARRANTY DEED Form 1091 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 Robert Lee Martin and wife, Barbara Martin, 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 Robert Lee Martin and wife, Barbara Martin

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

Said Lot No. 382 fronts 76.81 feet on the north side of Upland Drive and extends back221.86 feet on the west line and 189.23 feet on the east line to a dead line in the rear on which it measures 99.7 feet.

Being part of the property conveyed to Randall Phillips Builders, Inc., by deed from Suburban Properties, Inc., a Tennessee Corporation, of record in Book 3255, page 567, said Register's Office.

This conveyance is made subject to the restrictions recorded in Book 3131, page 464; and to the easements and limitaitons shown on the Map of record in Book 2900, page 116, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert Lee Martin and wife, Barbara Martin

their heirs and assigns, forever.

And Randall Phillips Builders, Inc., ~~I~~ does do covenant with the said Robert Lee Martin and wife, Barbara Martin

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 / ~~heirs and representatives~~, to warrant and forever defend the title to the said land to the said Robert Lee Martin and wife, Barbara Martin

their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF: Randall Phillips Builders, Inc., has hereby caused this ~~Witness hand this day of~~ instrument to be executed by its duly authorized officers this 12th day of October, 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

G 33