K 3312

For and in consideration of ($10.00)...Ten and No/100----Dollars, cash in hand paid by Joe F. Ayers, Jr. and wife, Martha C. Ayers hereinafter referred to as the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, RANDALL PHILLIPS BUILDERS, INC. has bargained and sold, and by these presents does transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit;

Being Lot 21 on the Plan of Hillbrook, Section II, a plan of which is of record in Book 3300, page 12, Register's Office for said County.

Said Lot No. 21 fronts 75 feet on the south side of Willow Lane and runs back 130 feet on the west line and 151.2 feet on the east line to a dead line in the rear, which is a broken line, on which it measures 85.9 feet.

Being part of the property conveyed to Randall Phillips Builders, Inc., a Tennessee Corporation, by deed from C. H. Briley, Jr., Trustee, as of record in Book 3282, page 315, said Register's Office.

This conveyance is made subject to the restrictions recorded in Book 3277, page 482, and amended in Book 3286, page 375; and to the easements and limitations as shown on the Map of Record in Book 3300, page 12.

To have and to hold the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And RANDALL PHILLIPS BUILDERS, INC. does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except for the 1961 taxes which have been prorated and assumed by the GRANTEES.

And RANDALL PHILLIPS BUILDERS, INC., does covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said Joe F. Ayers, Jr. and wife, Martha C. Ayers, their heirs and assigns against the lawful claims of all persons, whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF: RANDALL PHILLIPS BUILDERS, INC., has hereby caused this instrument to be executed by its duly authorized officer this 24th day of November, 1961.

RANDALL PHILLIPS BUILDERS, INC.

BY: _____
Randall Phillips, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, C. A. Buchman, a Notary Public of the State and County aforesaid, personally appeared Randall Phillips with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the RANDALL PHILLIPS BUILDERS, INC., the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Davidson County, this the 24th day of November, 1961.

My commission expires May 27, 1964

_____
Notary Public

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 28 day of NOV A.D. 1961 at 3:37 o'clock P.M.
Noted in Book 4042 Page 393
Recording Fee $2.00
JAMES P. WILSON, County Register
By M. Smith D.C.

14,815.00

WARRANTY DEED

From 7041 S

RANDALL PHILLIPS BUILDERS, INC.

To

JOE F. AYERS, JR., ET UX

(Murphree Mortgage Company)

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