BK 3312

WARRANTY DEED

For and in consideration of ($10.00)...Ten and No/100----Dollars, cash in hand paid by Paul D. Phillips and wife, Jane S. Phillips hereinafter referred to as the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, THE KENNEDY CORP. 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 No. 327 on the Plan of Caldwell Hall, Section III, as of record in Book 2900, page 131, Register's Office for said County.

Said Lot fronts 85 feet on the south side of Binkley Drive and runs back 163.5 feet on the west line and 169.6 feet on the east line to a dead line in the rear on which it measures 85.1 feet.

Being part of the property conveyed to The Kennedy Corp., a Tennessee Corporation, by deed from Andrew Ewing, Substitute Trustee, as of record in Book 3217, page 273, said Register's Office.

This conveyance is made subject to the restrictions recorded in Book 1788, page 108, and in Book 3164, page 222; and to the easements and limitations shown on the Map of Record in Book 2900, page 131, said Register's Office.

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 THE KENNEDY CORP. 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 THE KENNEDY CORP., does covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said Paul D. Phillips and wife, Jane S. Phillips, 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: THE KENNEDY CORP., has hereby caused this instrument to be executed by its duly authorized officer this 25th day of November, 1961.

THE KENNEDY CORP.

BY: Carl Batson
Carl Batson, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, James H. Brewer, a Notary Public of the State and County aforesaid, personally appeared Carl Batson with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of THE KENNEDY CORP., 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 25th day of November, 1961.

My commission expires 2-4-64

James H. Brewer
Notary Public

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 4 day
DEC AD. 1961
1:30 o'clock P.M.
and in Book 3312 Page 534
Recorded in Book Page
Fee $2.00
JAMES H. WILSON, Register
By

25

Mr. Kennedy Cy
To
P.D. Phillips
Lot

71385

BK 3312 PG 534