K 3313

WARRANTY DEED

For and in consideration of ($10.00)...Ten and No/100----Dollars, cash in hand paid by James T. Taylor/And wife, Yvonne Taylor 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 No. 19 on the Plan of Section I, Haywood Acres, of record in Book 2900, page 17, Register's Office for said County.

Said Lot No. 19 fronts 183.30 feet on the easterly side of Margo Lane and extends back 285 feet on the southerly line and 179.9 feet on the northerly line, to a dead line in the rear on which it measures 182.12 feet.

Being the same property conveyed to Randall Phillips Builders, Inc., by deed from Shufeld Company, a Tennessee Corporation, of record in Book 3285, page 477, said Register's Office.

This conveyance is made subject to the restrictions of record in Book 2928, page 103; and to the easements and limitations shown on the Map of record in Book 2900, page 17, Register's Office for said County.

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 James T. Taylor, Jr. and wife, Yvonne Taylor, 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 5th day of December, 1961.

RANDALL PHILLIPS BUILDERS, INC.

BY: Randall Phillips

Randall Phillips, President

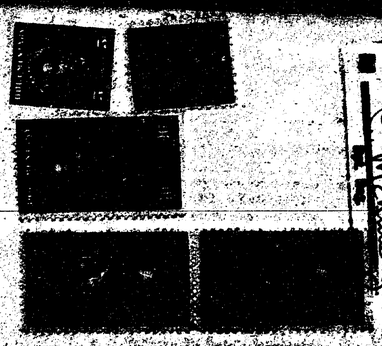
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Mary R. Coates, 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 5th day of December, 1961.

My commission expires Oct 20, 1965

Notary Public



REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 11 day
of DEC A.D. 1961
at 12:59 o'clock M
Noted in Book 1100 Page 495
Recorded in Book 1100 Page 106
Recording Fee
JAMES P. WILSON, Register
By

5 13,150.00 72662

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

JAMES T. TAYLOR, JR., ET UX

PG 558