K 3314

WARRANTY DEED

For and in consideration of ($10.00)...Ten and No/100----Dollars, cash in hand paid by James M. Talley and wife, Carolyn Crenshaw Talley 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 25 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.

Beginning at a point in the south margin of Willow Lane, at the corner of Lots 24 and 25; thence with the line between said lots, southeasterly 103 feet to a point, a corner of Lot 26; thence with the line between Lots 25 and 26 south westerly 113.8 feet to the easterly margin of Briarcliff Court; thence northwesterly, 175 feet to the beginning of a curve around said curve, northeasterly 38.6 feet to the southerly margin of Willow Lane; thence with the margin of the same, easterly 101.1 feet to the point of Beginning.

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 218, said Register's Office.

This conveyance is made subject to the restrictions recorded in Book 3277, page 402, as amended in Book 3286, page 375; and to the easements and limitations shown on the Map of Record in Book 3300, page 12, 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 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 M. Talley and wife, Carolyn Crenshaw Talley 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 11th day of December, 1961.

RANDALL PHILLIPS BUILDERS, INC.

BY: Randall Phillips
Randall Phillips, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, 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 11th day of December, 1961.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

73178

JAMES M. TALLEY, ET UX

(Murphree Mortgage Company)

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 14 day
of DEC A.D. 1961
at 1:10 o'clock P.M.
Noted in Book 4220 Page 232
Recorded in Book 3314 Page 303
Recording Fee $2.00
JAMES P. WILSON, Register
By _____ D.C.



K 3314

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