BK 3339

WARRANTY DEED

For and in consideration of ($10.00)...Ten and No/100----Dollars, cash in hand paid by John E. Felts and wife, Shirley Felts 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 178 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. 178 is described as follows: Beginning at a point in the northeasterly margin of Willow Lane, at the corner of Lots Nos. 178 and 179; thence with the line between said lots, northeasterly 135 feet to a corner of a reserved parcel marked "B"; thence with the line of said Parcel, northwesterly 143.1 feet to the southeasterly margin of Turley Drive; thence with the margin f the same, southwesterly 103.8 feet to the beginning of a curve; thence around said curve, southerly 39.3 feet to the margin of Willow Lane; thence with the margin of the same, southeasterly 118 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 315, said Register's Office. This conveyance is made subject to the restrictions recorded in Book 3277, page 482, and 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 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 1962 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 John E. Felts and wife Shirley Felts, 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 19th day of January, 1962.

RANDALL PHILLIPS BUILDERS, INC.

BY: Randall Phillips

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 19th day of January, 1962.

My commission expires May 27, 1964.

Notary Public

WARRANTY DEED

FROM 80221

RANDALL PHILLIPS BUILDERS, INC.

TO

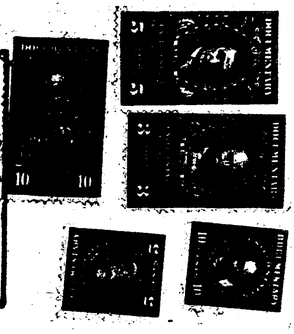
JOHN E. FELTS AND WIFE, SHIRLEY FELTS

FOR

MURFREES MORTGAGE COMPANY

$16,250.00

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 23 day of JAN A.D. 1962 at 12:53 o'clock P.M.
Noted in Book 3339 Page 127
Recorded in Book ___ Page ___
Recording Fee $1.10
JAMES P. WILSON, Register
By: Mary C. Lancaster Deputy Reg.



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