K 3341

WARRANTY DEED

For and in consideration of ($10.00)...Ten and No/100----Dollars, cash in hand paid by Walter L. Jungman and wife, Joanna E. Jungman 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. 132 on the Plan of Haywood Acres, Section IV, as of record in Book 2900, page 93, Register's Office for said County.

Said lot fronts 75 feet on the east side of Margo Lane, and runs back 240.9 feet on the north line and 275 feet on the south line, to a dead line in the rear, which is a broken line on which it measures 106.6 feet.

Being part of the property conveyed to Randall Phillips Builders, Inc., by deed from Shufeld Company, as of record in Book 3223, page 20, 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 **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 Walter L. Jungman and wife, Joanna E. Jungman, 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 2nd day of February, 1962.

RANDALL PHILLIPS BUILDERS, INC.

BY: _____
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 2nd day of February, 1962.

My commission expires Oct 20, 1965

_____
Notary Public

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 6 day
of FEB A.D. 1962
at 12:56 o'clock P.M.
Noted in Book 1101 Page 103
Recording Fee $2.75
JAMES R. WILSON, Register
By _____ Deputy Reg.

14,400.00

WARRANTY DEED

FROM 52723

RANDALL PHILLIPS BUILDERS, INC.

TO

WALTER L. JUNGMAN, ET UX

(Murphree Mortgage Company)

G 70