K 3341

3341

WARRANTY DEED

For and in consideration of ($10.00)...Ten and No/100----Dollars, cash in hand paid by Joe W. Pirtle and wife, Peggy P. Pirtle 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. 367 on the Plan of Burchwood Gardens, Section III, as of record in Book 2900, page 116, Register's Office for said County.

Said lot fronts 75 feet on the southerly side of Upland Drive and runs back 179.85 feet on the easterly line and 181.35 feet on the westerly line to a dead line in the rear on which it measures 71.61 feet.

Being part of the property conveyed to Randall Phillips Builders, Inc., by deed from Burchwood Properties, Inc., a Tennessee Corporation, of record in Book 3200, page 583, said Register's Office.

This conveyance is made subject to the restrictions recorded in Book 2131, page 464; and to the easements and limitations shown on the Map of record in Book 2900, page 116, 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 196 2 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 Joe W. Pirtle and wife, Peggy P. Pirtle, 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 7th day of February, 196 2.

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 7th day of February, 196 2.

My commission expires Oct 20, 1965

_____
Notary Public

$4,000.00

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

JOE W. PIRTLE, ET UX

(Murphree Mortgage Company)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
RECEIVED
Feb 21 1962 at 12:45 P.M.
Book 3341 Page 595
E. C. Hall, Register

DOCUMENTARY

G 595