K 3343

WARRANTY DEED

For and in consideration of ($10.00)...Ten and No/100----Dollars, cash in hand paid by Robert Ward Hampton and wife, Ann A. Hampton 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. 7 on the Map of Raymond Heights, as of record in Book 1424, page 141, Register's Office for said County.
Said lot fronts 85 feet on the west side of Gatlin Drive and runs back 165.1 feet on the north line and 165.2 feet on the south line, to a line, to a dead line in the rear, measuring 85 feet thereon.
Being the same property conveyed to Randall Phillips Builders,Inc. , by deed from John T. Dewd. and wife, of record in Book No.3338 , page 67, said Register's Office.

This property is hereby conveyed subject to restrictions filed for record prior to February 15th, 1950 in Book 1787, page 39 and the reference is made a part of this conveyance
This property is conveyed subject to the terms of one certain deed of trust of record in Book 2716, page 411, Register's Office Davidson County, Tennessee.

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. Except as noted above

And RANDALL PHILLIPS BUILDERS, INC., does covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said Robert Ward Hampton and wife, Ann A. Hampton , 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 February , 1962.

RANDALL PHILLIPS BUILDERS, INC.
BY: Randall Phillips
Randall Phillips, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Richard McHenry , 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 February , 1962.

My commission expires May 4, 1965

Richard McHenry
Notary Public

85518

WARRANTY DEED

RANDALL PHILLIPS BUILDERS, INC.

TO

ROBERT WARD HAMPTON AND WIFE

1789 Rattle Rd
Nashville, Tenn

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 23 day of FEB A.D. 1962 12:10 o'clock P.M.
Noted in Book 101 Page 229
Recorded in Book Page
Recording Fee $2.00
JAMES H. WILSON, Register
By Deputy Reg.

P G 201