K 3345

For and in consideration of ($10.00)...Ten and No/100----Dollars, cash in hand paid by Donald E. Blackaby and wife, Linnie E. Blackaby 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. 31 on the Plan of Hillbrook Section Two, of record in Book 3300, page 12, Register's Office for said County.

Said Lot No. 31 fronts 37.5 feet on the easterly side of Briarcliff Court, and runs back 161.6 feet on the northerly line and 187 feet on the southwesterly line, to a dead line in the rear, which is a broken line on which it measures 171.9 feet.

Being part of the property conveyed to Randall Phillips Builders, Inc., a Tennessee Corporation, by deed from C. H. Briley, Jr., Trustee, of record in Book 3285, page 1[illegible], said Register's Office.

This conveyance is made subject to the restrictions recorded in Book 3277, page 482, as amended in Book 3236, 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 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 Donald E. Blackaby and wife, Linnie E. Blackaby 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 28th day of February, 196 2.

RANDALL PHILLIPS BUILDERS, INC.

BY: Randall Phillips
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 28th day of February, 196 2.

My commission expires Oct 20, 1965

Mary R. Coates
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

13,900.00 WARRANTY DEED

FROM RANDALL PHILLIPS BUILDERS, INC.

TO DONALD E. BLACKABY, ET UX

(Murphree Mortgage Company)

8:40

REGISTER'S OFFICE
STATE OF TENNESSEE }
DAVIDSON COUNTY }
Received for record 6 day of MAR A.D. 1962 at 1:11 o'clock PM
Noted in Book 1a1 Page 308
Recorded in Book Page
Recording Fee $.200
JAMES P. WILSON, Register
By Deputy Fee

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