WARRANTY DEED

FROM

Radnor Lumber Company

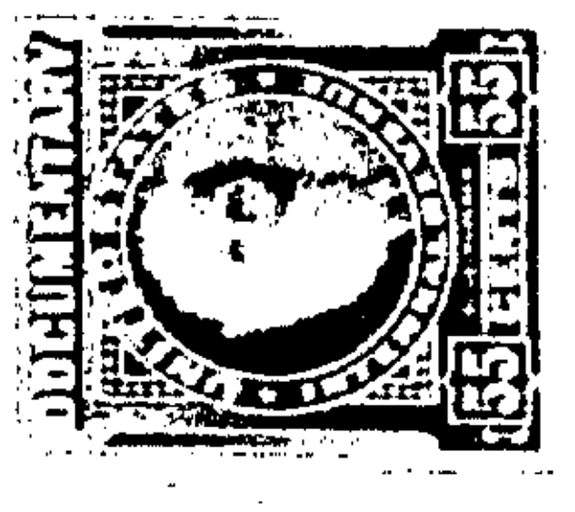
TO

James A. Phillips and wife,

Vivian E. Phillips

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 23 day of MAR A.D. 1962
at ___ o'clock ___ M
Noted in Book ___ Page ___
Recorded in Book ___ Page ___
Recording Fee $ 2.00
JAMES P. WILSON, Register
By ___ Deputy Reg.

Attorneys Title Company
Titles Guaranteed
Suite 5, Stahlman Bldg.
NASHVILLE, TENN.





For and in Consideration of the sum of Ten and 00/100 ($10.00) - DOLLARS and other good and valuable considerations, cash in hand paid to the undersigned, Radnor Lumber Company, a Tennessee corporation, by James A. Phillips and wife, Vivian E. Phillips, receipt of which is hereby acknowledged, and the further consideration of the assumption by the grantees herein named of the entire remaining balance, both principal and interest, owing on a certain note executed by Raymond E. Bryant and wife, Frances J. Bryant, to Murphree Mortgage Company, Nashville, Tennessee, in the original principal amount of $9,150.00. secured by a deed of trust of record in Book 2675, page 339, Register's Office for Davidson County, Tennessee, Radnor Lumber Company

has bargained and sold, and by these presents do transfer and convey unto the said James A. Phillips and wife, Vivian E. Phillips, 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. 277 on the Plan of Fairlane Park, Section III, of record in Book 2331, pages 145 and 146, Register's Office for said County, described as follows:

Beginning at a point in the east margin of Yorktown Road at the corner of Lots Nos. 276 and 277; thence with the line between said lots, easterly 142 feet to a corner of Lot No. 278; thence with the line between Lots Nos. 277 and 278, northerly 100.5 feet to the south margin of Melpar Drive; thence with the margin of the same, westerly 133.3 feet to the beginning of a curve; thence around said curve, southwesterly 39.7 feet to the east margin of Yorktown Road; thence with the margin of the same, southerly 83.9 feet to the point of beginning.

Being the same property conveyed to Radnor Lumber Company, by deed from Raymond E. Bryant and wife, Frances J. Bryant, of record in Book 3346, page 161, Register's Office for Davidson County, Tennessee.

Said conveyance is expressly subject to the following:

1. The Plan of record in Book 2331, pages 145 and 146, said Register's Office, shows an Owner's Certificate, a 50 foot building setback line from Yorktown Road, a 30 foot building setback line from Melpar Drive, and a 10 foot easement for public utilities along the southerly line of premises.

2. Restrictive Covenants contained in instrument executed by Crosby Land Company not dated, acknowledged October 16, 1956, filed October 24, 1956, and recorded in Book 2598, page 491, Register's Office for Davidson County, Tennessee.