K 3374

WARRANTY DEED

For and in consideration of ($10.00)...Ten and No/100----Dollars, cash in hand paid by Richard Paul Garcia and wife, Clara H. Garcia 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. 17 on the Plan of Hillbrook Section II, of record in Book 3300, page 12, Register's Office for said County.

Beginning at a point in the north margin of Willow Lane at the corner of Lots No. 17 and 18; thence with the line between said lots, northerly 111 feet to a corner of Lot No. 16; thence with the line between Lots No. 16 and 17, westerly 114.6 feet to the east margin of Willow Court; thence with the margin of the same, southerly 85.7 feet to the beginning of a curve; thence around said curve, southeasterly 39.3 feet to the north margin of Willow Lane; thence with the margin of the same, easterly 99 feet to the point of beginning.

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 3341, page 594, said Register's Office.

This conveyance is made subject to the restrictions recorded in Book 3277, page 482, and in Book 3286, 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 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 Richard Paul Garcia and wife, Clara H. Garcia, 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 23rd day of April, 1962.

RANDALL PHILLIPS BUILDERS, INC.

BY: _____
Randall Phillips, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, C. A. Buchman, 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 23rd day of April, 1962.

My commission expires May 27, 1964

_____
Notary Public

$13,050.00

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS,

TO

RICHARD PAUL GARCIA, ET UX

(Murphree Mortgage Co.)

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 30 day of APR A.D. 1962 at 12:55 o'clock P.M.
Noted in Book 1611 Page 156
Recorded in Book 3374 Page 320
Recording Fee
JAMES P. WILSON, Register
By _____ D.C.

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