K 3399

# WARRANTY DEED

For and in consideration of ($10.00)...Ten and No/100----Dollars, cash in hand paid by Richard L. Griggs and wife, Wanda E. Griggs 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. 204 on the Plan of Hillbrook Section II, of record in Book 3300, page 12, Register's Office for said County.

said Lot No. 204 fronts 80 feet on the south side of [illegible] and extends back 117.6 feet on the west line and 124.2 feet on the east line to a dead line in the rear on which it measures 61 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 3241, page [illegible], said Register's Office.

This conveyance is made subject to the restrictions recorded in Book 3277, page [illegible], as amended in Book 3[illegible], page 245; to the easements and limitations shown on the Plat of record in Book 33[illegible], 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[illegible] 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 L. Griggs and wife, Wanda E. Griggs, 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 [illegible] day of May, 1962.

**RANDALL PHILLIPS BUILDERS, INC.**

BY: [signature]
Randall Phillips, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Mary H. 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 [illegible] day of May, 1962.

My commission expires Oct 20, 1965

[signature]
Notary Public

3501

Randall Phillips Inc
Nelson Tenn

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 5 day of JUN A.D. 1962 at 12:24 o'clock M.
Noted in Book 1102 Page 197
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Deputy Reg.

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