K 3399

WARRANTY DEED

For and in consideration of ($10.00)...Ten and No/100----Dollars, cash in hand paid by James R. Eastman and wife, Loretta Eastman 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. 1 on the Plan of Hillbrook, Section II, of record in Book [illegible], page 24, Register's Office for said County.

Beginning at a point in the easterly margin of Hillbrook Drive [illegible] feet [illegible] Lots 1 and 2 thence with the line between said lots, [illegible] feet to the [illegible] thence northwesterly 171.1 feet to the [illegible] thence with the margin of the same, southwesterly 15 [illegible] thence around said curve, southerly 37.[illegible] feet to the easterly margin of Hillbrook Dr. thence with the margin of the same, southerly [illegible] feet to the beginning.

Being part of the property conveyed to Randall Phillips Builders, Inc. [illegible] by deed from J. T. Briley, Jr., Trustee, of record in Book [illegible], page [illegible], Register's Office.

This conveyance is made subject to the restrictions [illegible] in Book 2706, page 375, and to the easement [illegible] in Book 3309, page 12, Register's Office [illegible].

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___ 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 James R. Eastman and wife, Loretta Eastman, 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 22nd day of June, 196[illegible].

RANDALL PHILLIPS BUILDERS, INC.

BY: Randall Phillips
Randall Phillips, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, C. E. Dorthware, 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 22nd day of June, 196[illegible].

Notary Public

My commission expires 6-27-64

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record & day of JUN A.D. 1962 at 12:21 o'clock P M. Noted in Book 1837 Page 147
Recorded in Book [illegible] Pg [illegible]
Recording Fee $1.00
JAMES B. WILSON, Register
By [illegible] Deputy Reg.

WARRANTY DEED
FROM
RANDALL PHILLIPS BUILDERS, INC.
TO
JAMES R. EASTMAN, ET UX
(Murphree Mortgage Company)
3498
$3,125.00

PG 134