K 3401

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00)

DOLLARS

and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, John S. Phipps and wife Martha M. Phipps

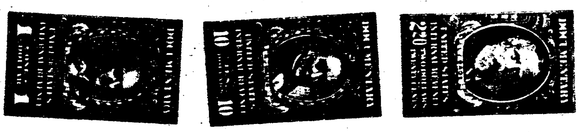
have bargained and sold, and by these presents do transfer and convey unto the said Marguerite L. Randolph, a widow,

her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 161, Hermitage Hills Subdivision, of record in Book 2900, page 48 and 49, Register's Office for Davidson County, Tennessee.

Said Lot No. 161 fronts 102.0 feet on the northerly margin of Bonnacraft Drive and extends back between lines measuring 196.4 feet on the westerly side and 198.0 feet on the easterly side to a dead line in the rear on which it measures 34.0 feet.

Being the same property conveyed to John S. Phipps and wife, Martha M. Phipps by deed from Miller Kimbrough, Trustee, of record in Book 3030, page 13, Register's Office for Davidson County, Tennessee.



To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Marguerite L. Randolph, a widow,

her heirs and assigns, forever.

And we do covenant with the said Marguerite L. Randolph, a widow

that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except taxes for 1962, which are pro rated.

And we, John S. Phipps and wife, Martha M. Phipps

do further covenant and bind our heirs and representatives, to warrant and forever defend the title to the said land to the said Marguerite L. Randolph, a widow,

her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 20th day of June, 19 62

John S. Phipps

Martha M. Phipps

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