BK 3403

WARRANTY DEED — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00
----------Ten and No/100---------- DOLLARS

RANDALL PHILLIPS BUILDERS, INC.

has bargained and sold, and by these presents do transfer and convey unto the said Ernest Greer and wife, Peggy Greer

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. 386 on the Plan of Burchwood Gardens, Section III, as of record in Book 2900, page 116, Register's Office for said County.

Said Lot No. 386 fronts 93.19 feet on the southwesterly side of Upland Drive, and e extends back 181.26 feet on the southeasterly line and 176.83 feet on the northwesterly line, to a dead line in the rear on which it measures 63.9 feet.

Being part of the property conveyed to Randall Phillips Builders, Inc., by deed from Suburban Properties, Inc., a Tennessee Corporation, as of record in Book 3255, page 583, said Register's Office.

This convenance is made subject to the restrictions recorded in Book 3131, page 464; and to the easements and limitations shown on the Map of record in Book 2900, page 116, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ernest Greer and wife, Peggy Greer their heirs and assigns, forever.

And Randall Phillips Bldg., Inc. does covenant with the said Ernest Greer and wife, Peggy Greer that it is 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 prorated and assumed by the grantees herein.

And Randall Phillips Builders, Inc. does do further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Ernest Greer aand wife, Peggy Greer their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF: Randall Phillips Builders, Inc. has hereby caused this instrument to be executed by its duly authorized officer this 29th day of June, 1962

RANDALL PHILLIPS BUILDERS, INC.

BY: [signature]
President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____

Commission expires _____

Notary Public

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