K 3458

TENNESSEE TITLE COMPANY

WARRANTY DEED FORM 1002 Published by Tennessee Title Company

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

Cash in hand paid by Richard H. Russell and wife, Martha C. Russell, and other good and valuable consideration, receipt of which is hereby acknowledged;

RANDALL PHILLIPS BUILDERS, INC., has ~~have~~ does bargained and sold, and by these presents ~~do~~ transfer and convey unto the said Richard H. Russell and wife, Martha C. Russell

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. 37 on the Plan of Hillbrook, Section 2, of record in Book 3300, page 12, Register's Office for said County.

Said Lot No. 37 fronts 70 feet on the southwesterly side of Briarcliff Court and extends back 132.1 feet on the northwesterly line and 198.4 feet on the southeasterly line to a dead line in the rear on which it measures 127 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 3373, page 449, 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, estate, title and interest thereto belonging to the said Richard H. Russell and wife, Martha C. Russell

their heirs and assigns, forever.

And Randall Phillips Builders, Inc., ~~/~~ does ~~do~~ covenant with the said Richard H. Russell and wife, Martha C. Russell

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 ~~heirs and representatives~~, to warrant and forever defend the title to the said land to the said Richard H. Russell and wife, Martha C. Russell

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

IN ~~Witness~~ WITNESS WHEREOF: RANDALL PHILLIPS BUILDERS, INC., has hereby caused this instrument ~~hand~~ to be executed by its duly authorized officer ~~this~~ ~~day of~~ this 17th day of October, 1962.

RANDALL PHILLIPS BUILDERS, INC.

BY: Randall Phillips

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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