K 3459

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 paid in hand by Troy Phillips and wife, Martha E. Phillips and other good and valuable consideration receipt of which is hereby acknowledged;

MELVIEW HOMES, INC.

~~has~~ does ~~have~~ bargained and sold, and by these presents ~~do~~ transfer and convey unto the said
Troy Phillips and wife, Martha E. Phillips

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. 7 on the Plan of Whispering Hills, Section V, as of record in Book 3300, page 11, Register's Office for said County.
Said Lot No. 7 fronts 75 feet on the east side of Aquatic Road, and extends back 235 feet on the north line and 228 feet on the south line, to a dead line on which it measures 106 feet.
Being part of the property conveyed to Melview Homes, Inc., a Tennessee Corporation, by deed from Dodson Batson, et al, as of record in Book 3399, page 79, said Register's Office.
This conveyance is made subject to the restrictions recorded in Book 3255, page 587; and to the easements and limitations shown on the Map of record in Book 3300, page 11, 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 Troy Phillips and wife, Martha E. Phillips their heirs and assigns, forever.

And Melview Homes, Inc., does ~~do~~ covenant with the said Troy Phillips and wife, Martha E. Phillips 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 Melview Homes, 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 Troy Phillips and wife, Martha E. Phillips their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF: Melview Homes, Inc. has hereby caused this instrument to be executed by its duly authorized officers this 18th day of October, 1962.
Witness ~~my~~ hand this ~~day~~ of 19

MELVIEW HOMES, INC.

W. T. Melvin, Secretary — W. T. Melvin, Pres.

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

TENNESSEE TITLE COMPANY

G 5