K 3498

For and in consideration of $10.00 -----TEN AND NO/100-------DOLLARS cash in hand paid by JAMES A. BOGLE AND WIFE, EVELYN M. BOGLE, hereinafter referred to as the **GRANTEES**, and other good and valuable considerations, the receipt of which is hereby acknowledged, RANDALL PHILLIPS BUILDERS, INC., hereinafter referred to as the **GRANTOR**, 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 THE NORTHWESTERLY 66.9 FEET OF LOT No. 68 AND THE SOUTHEASTERLY 6.1 FEET OF LOT No. 67 IN THE UNRECORDED MAP OF SCENIC VIEW SUBDIVISION, AND BEING LOT "U" ON THE MAP OF A RESUBDIVISION OF LOTS 67 TO 74, INCLUSIVE, OF SAID PLAN AND DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE BY JAMES L. MURPHY, JR., SURVEYOR, DATED [illegible] 21, 1[illegible]

BEGINNING AT A POINT IN THE NORTHEASTERLY MARGIN OF [illegible] DRIVE, [illegible] SCENIC VIEW DRIVE, 33.9 FEET NORTHWEST FROM THE COMMON CORNER TO LOTS Nos. 68 AND 69 SAID [illegible] BEING 433.9 FEET NORTHWEST FROM THE INTERSECTION OF THE NORTHERN LINE OF A 20 FOOT STRIP DEDICATED FOR A PUBLIC [illegible]; THENCE NORTHEASTERLY PARALLEL TO THE LINE BETWEEN LOTS Nos. 68 AND 69, 171.5 FEET TO THE LINE OF LOT No. 51; THENCE WITH [illegible] LINE BETWEEN LOTS Nos. 51 AND 52, NORTHWESTERLY 72.3 FEET TO A [illegible] INTO THENCE SOUTHWESTERLY 172.55 FEET TO THE MARGIN OF [illegible] DRIVE; THENCE WITH THE MARGIN OF THE SAME, SOUTHEASTERLY 72.3 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO RANDALL PHILLIPS BUILDERS, INC., BY DEED FROM [illegible] THOMPSON, TRUSTEE, AS OF RECORD IN BOOK 3787, PAGE 804, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO THE RESTRICTIONS RECORDED IN BOOK 2 61, PAGE 477; AND TO THE EASEMENTS AND LIMITATIONS SHOWN ON THE MAP OF RECORD IN BOOK 3787, PAGE 404, SAID REGISTER'S OFFICE OF 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 **GRANTEES**, their heirs and assigns, forever. And the **GRANTOR** 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[illegible] taxes which have been prorated and assumed by the **GRANTEES** and unless otherwise herein set out.

And the **GRANTOR** does covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said **GRANTEES**, 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 the **GRANTOR** has hereby caused this instrument to be executed by its duly authorized officer this [illegible] day of [illegible], 196[illegible].

[illegible] INC.
BY Randall Phillips
[illegible] TITLE

STATE OF TENNESSEE
COUNTY OF [illegible]

Before me, MARY R. COATES, a Notary Public of the State and County aforesaid, **personally appeared** [illegible] with whom I am personally acquainted, and who, upon oath, acknowledged himself to be [illegible] of the [illegible] PHILLIPS BUILDERS, INC., the within named bargainor, a corporation, and that he as such [illegible] being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the [illegible] RANDALL PHILLIPS BUILDERS, INC. by himself as [illegible].

Witness my hand and seal, at [illegible], TENNESSEE, this the [illegible] day of [illegible], 196[illegible].

My commission expires OCTOBER 30, 1[illegible]

Mary R. Coates
Notary Public
MARY R. COATES

20 ($9,550.00)

Warranty Deed

No. 10287

RANDALL PHILLIPS BUILDERS, INC.

To

JAMES A. BOGLE & ET UX

(MURPHREE MORTGAGE CO.)

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 28 day of DEC A.D. 1962 at 1:16 o'clock P.M.
Noted in Book 1[illegible] Page 164
Recorded in Book [illegible] Page [illegible]
Recording Fee $2.00
[illegible] Register
[illegible] Deputy Reg.

Compliments of
MURPHREE MORTGAGE CO.

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