K 3530

For and in consideration of ($10.00)--Ten and No/100 -------Dollars----cash in hand paid by James J. Veach and wife, Evelyn N. Veach , hereinafter referred to as the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, Randall Phillips Builders, Inc.,a Tenn./Corporation, 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 Lot No. 26 on the Plan of Hillbrook, Section II, as of record in Book 3300, page 12, Register's Office for said County.

Said Lot No. 26 fronts 100 feet on the northeast side of Briarcliff Court, and extends back 113.9 feet on the northwesterly line and 143 feet on the southeasterly line, to a dead line in the rear on which it measures 60 feet.

Being part of the property conveyed to Randall Phillips Builders, Inc., a Tennessee Corporation, by deed from C. H. Briley, Jr., Trustee, as of record in Book 3432, page 411, said Register's Office.

This conveyance is made subject to the restrictions in Book 3077, page 402, as amended 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 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 1963 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 16th day of March , 1963 .

RANDALL PHILLIPS BUILDERS, INC.

BY: Randall Phillips TITLE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Mary R. Coates , a Notary Public of the State and County aforesaid, personally appeared Randall Phillips with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the Randall Phillips Builders, Inc. the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Randall Phillips Builders, Inc. by himself as President .

Witness my hand and seal, at Nashville, Tenn. , this the 16th. day of March , 1963.

My commission expires Oct 20, 1963

Mary R. Coates Notary Public

($12,800.00)

Warranty Deed

From RANDALL PHILLIPS BUILDERS, INC.

53234

To James J. Veach et ux

(Murphree Mortgage Company)

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 20 day of MAR A.D. 1963 at 1:35 o'clock P. M.
Noted in Book 4757
Recorded in Book 4757 Page 113
Recording Fee $2.50
Register
Deputy

MURPHREE MORTGAGE COMPANY

PG 113