K 3534

For and in consideration of ----Ten and No/100 ($10.00) Dollars--------- cash in hand paid by [illegible] Dugger and wife, Edna Dugger, 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 [illegible], described as follows, to wit:

[illegible] Lot No. [illegible] on the Plan of Hillcrook Subdivision, Section 1, [illegible], of record in Book [illegible], Register's Office for said County.

[illegible] Lot No. [illegible] fronts 75 feet on the South side of Mallard Trail and extends back [illegible] feet on the East line and 160.7 feet on the West line to a coal line in the [illegible] which measures 77 feet.

[illegible] This property conveyed to Randall Phillips Builders, [illegible] by [illegible], Jr., Trustee, of record in Book [illegible], page [illegible] [illegible].

[illegible] conveyance is made subject to the restrictions of record in Book [illegible], page 40, [illegible] Book 3700, page 179; and to the easements and limitations [illegible] of record in Book 3700, page 14, said Register's Office.

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 April, 196[illegible].

[illegible] PHILLIPS BUILDERS, INC.

BY Randall Phillips
President TITLE

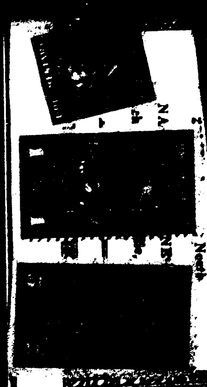
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Mary L. 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, Tennessee this the 10th day of April 196[illegible].

My commission expires 10/20/65

Notary Public



REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 19 day of APR A.D. 196[illegible] at 3:00 o'clock P.M.
Noted in Book 3534 Page 413
Recorded in Book [illegible] Page [illegible]
Recording Fee $3.00
County Register

Warranty Deed
From
RANDALL PHILLIPS BUILDERS, INC.
To
CLOVIS S. DUGGER AND WIFE
(MURFREES MORTGAGE CO.)
58540
($15,000.00)

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