K 3536

For and in consideration of $10.00------TEN DOLLARS & NO/100----------cash in hand paid by Raymond Earl Buchanan and wife, Mary Jane Buchanan, 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 Lot No. 238 on the Plan of Hillbrook, Section III, as of record in Book 3300, page 84, Register's Office for said County, as follows:

Beginning at a point in the southerly margin of Wallace Road at the corner of Lots 238 and 177; thence with the line between said lots, southerly 112 feet to a corner of Lot 157; thence with the line between Lots 157 and 238, easterly 129 feet to the westerly margin of Turley Drive; thence with the margin of the same, northerly 118 feet to the beginning of a curve; thence around said curve, northwesterly 39.3 feet to the margin of Wallace Road; thence with the margin of the same, westerly 109 feet to the point of beginning.

Being part of the property conveyed to Randall Phillips Builders, Inc., by deed from C. H. Briley, Jr., Trustee, as of record in Book 3531, page 75, said Register's Office.

This conveyance is made subject to the restrictions recorded in Book 3460, page 295; and to the easements and limitations shown on the map of record in Book 3300, page 84, 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 196 3 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 24th day of April, 196 3.

Randall Phillips Builders, Inc.

BY _____
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, Tennessee, this the 24th day of April, 196 3.

My commission expires October 20, 1965

Mary R. Coates
Notary Public

($13,200.00)

Warranty Deed

From 60152 RANDALL PHILLIPS BUILDERS, INC.

To RAYMOND EARL BUCHANAN, ET UX

(MURPHREE MORTGAGE COMPANY)

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 30 day of APR A.D. 1963 at 3:15 o'clock P.M.
Recorded in Book 1065 Page 196
Recording Fee $2.00
Register
Deputy Reg.

Compliments of
MURPHREE MORTGAGE COMPANY

PG 91