BK 3577

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

----------Ten and No/100---------- DOLLARS

cash in hand paid by Morris F. Gower and wife, Ruth M. Gower

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, RANDALL PHILLIPS BUILDERS, INC.,

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do 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. 157 on the Plan of Hillbrook, Section III, as of record in Book 3300, page 84, Register's Office for said County.

Said lot fronts 112 feet on the westerly side of Turley Drive and runs back 129 feet on the north line and 169.2 feet on the south line to a dead line in the rear on which it measures 70 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 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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever 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: RANDALL PHILLIPS BUILDERS, INC., has hereby caused this instrument to be executed by its duly authorized officer this 12th day of July, 1963.

~~Witness our hands this ---------- day of ----------, 19----~~

RANDALL PHILLIPS BUILDERS, INC.

BY: Randall Phillips

Randall Phillips, President

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, Mary R. Coates, a Notary Public within and for the State and County aforesaid, personally appeared Randall Phillips with whom I am personally acquainted and who upon (his oath) ~~(their several oaths)~~ acknowledged (himself) ~~(themselves)~~ to be the President and ~~respectively~~ of the Randall Phillips Builders, Inc. the within named bargainor, a corporation, and that (he) ~~(they)~~ as such President and ~~----------~~, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Randall Phillips as such President ~~and attesting the same by the said ----------~~.

STATE TAX $ 23.85
PROBATE
TOTAL $ 24.35

JUL 17 1963

R. E. WATKINS
COUNTY COURT CLERK
DAVIDSON COUNTY, TN

Witness my hand and official seal at office at Nashville, Tennessee on this the 12th day of July, 1963.

My Commission expires Oct. 20, 1965

Mary R Coates
Notary Public

TENNESSEE TITLE COMPANY

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record this 17th day of July A.D. 1963 at 3:40 o'clock P.M.
Noted in Book 3577 Page 457
Recorded in Book 3577 Page 457
Recording Fee $ 2.00

Robert Plunk Register

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Warranty Deed

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

MORRIS F. GOWER, ET UX

74256

(Murphree Mortgage Co.)

12

$15,900.00

BK 3577 PG 457