K 3619

Warranty Deed

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 90-14899

SEND TAX NOTICES TO: MURPHREE MORTGAGE COMPANY

ADDRESS: 226 THIRD AVENUE NORTH, NASHVILLE, TENNESSEE

For and in consideration of $10.00 TEN AND NO/100 DOLLARS cash in hand paid by CHARLES J. ECKLUND AND WIFE, NORMA JEANNE ECKLUND, 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. 156 ON THE PLAN OF HILLBROOK, SECTION III, AS OF RECORD IN BOOK 3300, PAG PAGE 84, REGISTER'S OFFICE FOR SAID COUNTY.

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF WILLOW LANE AT THE CORNER OF LOTS 116 AND 156; THENCE WITH THE LINE BETWEEN SAID LOTS, SOUTHERLY 112.4 FEET TO A POINT A CORNER OF LOT 155; THENCE WITH THE LINE BETWEEN LOTS 155 AND 156; SOUTHEASTERLY 104.4 FEET TO THE WEST MARGIN OF TURLEY DRIVE; THENCE WITH THE MARGIN OF THE SAME, NORTHERLY 96.8 FEET TO THE BEGINNING OF A CURVE, NORTHERLY 39.9 FEET TO THE MARGIN OF WILLOW LANE; THENCE WITH THE MARGIN OF THE SAME, NORTHWESTERLY, AROUND A SLIGHT CURVE 123.9 FEET TO THE POINT OF BEGINNING.

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 3537, PAGE 45, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIONS 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.

THIS TRACT IS IMPROVED AND SHOWN ON TAX RECORDS AS:				
3717	TURLEY DRIVE,	NASHVILLE,		TENNESSEE
No.	Street	City	Zone	State

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 16TH day of SEPTEMBER, 196 3.

RANDALL PHILLIPS BUILDERS, INC.,

BY Randall Phillips TITLE

STATE OF TENNESSEE

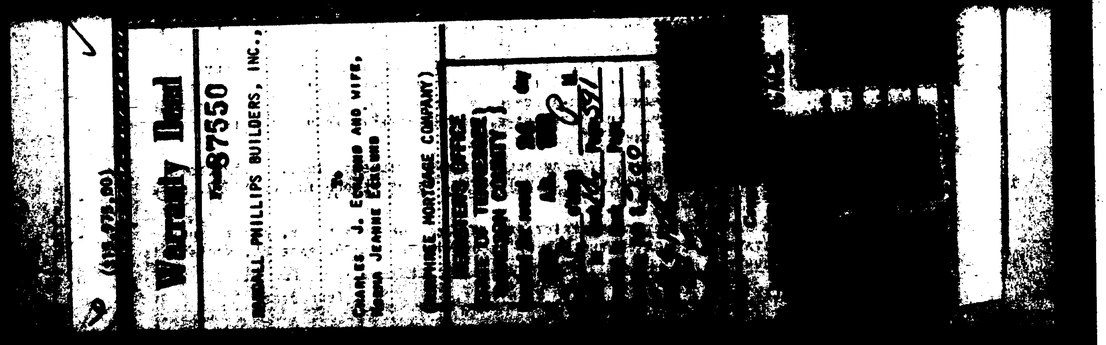
COUNTY OF DAVIDSON

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, TENNESSEE, this the 16TH day of SEPTEMBER 196 3.

My commission expires 10-20-65

Mary R. Coates
Notary Public
MARY R. COATES



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