BK 3644

INFORMATION FOR MICROFILMING THIS AGREEMENT: Tax Parcel No. 94026

SEND TAX BOOKS 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 WALLACE D. JOHNSON AND WIFE, MAURINE V. JOHNSON, 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. 151 ON THE PLAN OF HILLBROOK, SECTION III, AS OF RECORD IN BOOK 3300, PAGE 84, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT FRONTS 68 FEET ON THE WESTERLY SIDE OF TURLEY DRIVE AND RUNS BACK 216.3 FEET ON THE NORTHERLY LINE AND 238.6 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 90 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 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				
3729	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 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 23 day of OCTOBER, 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, TENNESSEE, this the 23 day of OCTOBER, 1963.

My commission expires OCTOBER 20TH, 65

Mary R. Coates
Notary Public
MARY R. COATES

Warranty Deed

94026

RANDALL PHILLIPS BUILDERS, INC.,

To

WALLACE D. JOHNSON AND WIFE, MAURINE V. JOHNSON

(MURPHREE MORTGAGE COMPANY)

(14,675.00)

STATE OF TENNESSEE, DAVIDSON COUNTY
Received for record the 23 day of Oct. 1963 at 2:43 P.M.
Recorded in Book 3644 Page 506
Register's Fee $.50

MURPHREE MORTGAGE

PG 506