BK 3671

Warranty Deed

INFORMATION FOR METROPOLITAN TAX ASSESSOR Tax Parcel No. 5D-14681
SEND TAX NOTICES TO: Murphree Mortgage Company
ADDRESS: 226 Third Avenue North, Nashville, Tennessee

For and in consideration of ----Ten and No/100 Dollars------($10.00)----cash in hand paid by John D. Watkins and wife, Ruth Whitley Watkins, 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. 63 on the Plan of Hillbrook Subdivision, Section III, as of record in Book 3300, page 84, Register's Office for said County.

Said Lot No. 63 fronts 75.0 feet on the west side of Turley Drive and extends back 277 feet on the south line and 256 feet on the north line to a dead line in the rear on which it measures 82 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 3537, page 45, 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.

THIS TRACT IS	IMPROVED AND SHOWN ON TAX RECORDS AS:			
3778	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 13th day of December, 1963.

RANDALL PHILLIPS BUILDERS, INC.

BY Randall Phillips
President TITLE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Rebecca H. Carver, 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 13th day of December, 1963.

My commission expires February 16, 1965

Rebecca H. Carver
Notary Public

Warranty Deed
From
RANDALL PHILLIPS BUILDERS, INC.
To
JOHN D. WATKINS, ET UX
(Murphree Mortgage Company)
3237

Dec 18 1963 2:30 o'clock P.M.
Received in Book 3671 Page 506
Recording Fee $ 2.00
Register's Office
Davidson County, Tennessee
Deputy Register

MURPHREE MORTGAGE COMPANY
Compliments of

$13,875.00

BK 3671 PG 506