K 3704

Warranty Deed

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. _____
SEND TAX NOTICES TO: Murphree Mortgage Company
ADDRESS: 226-3rd Avenue North, Nashville, Tennessee

For and in consideration of ------TEN AND NO/100--------($10.00)-------- cash in hand paid by James E. Allen and wife, Ruth Ann H. Allen, 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. 158 on the Plan of Hillbrook Section III, of record in Book 3300, page 84, Register's Office for said County.

Said Lot No. 158 fronts 106.4 feet on the northwesterly side of Turley Drive and runs back 169.2 feet on the northeasterly line and 141 feet on the southwesterly line to a dead line in the rear, which is a broken line, measuring 99.6 feet thereon.

Being part of the property conveyed to RANDALL PHILLIPS BUILDERS, INC., a Tennessee Corporation, by deed from C. H. Briley, Jr., Trustee, 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 recorded in Book 3300, page 84, Register's Office for said County.

THIS TRACT IS	IMPROVED AND SHOWN ON TAX RECORDS AS:			
3709	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 1964 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 17th day of March, 1964.

RANDALL PHILLIPS BUILDERS, INC.

BY Randall Phillips
TITLE President

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, this the 17th day of March, 1964.

My commission expires February 16, 1965

Rebecca H. Carver
Notary Public

($15,700.00) 20346

Warranty Deed

From RANDALL PHILLIPS BUILDERS, INC

To James E. Allen, etux

MURPHREE MORTGAGE COMPANY
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
this 18th day of MAR A.D. 1964
at 3:26 o'clock P.M.
Noted in Book 3704 Page 537
Recorded in Book 3704 Page 537
Register

PG 537