WARRANTY DEED

BOOK 3841 PAGE 528

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall Phillips Builders, Inc., (NAME:)	(Same Address) (NAME:)	Map 26-16
3102 Ambrose Avenue, Nashville, Tennessee (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P/O Par. 1
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and----------00/100 ($10.00)---------- *DOLLARS* cash in hand paid by the grantees herein; Randall Phillips Builders, Inc., a Tennessee corporation, and other good and valuable considerations, the receipt of all of which is hereby acknowledged;

We, E. R. Phillips and Gladys Phillips, (a widow),

have bargained and sold, and by these presents do transfer and convey unto the said Randall Phillips Builders, Inc., a Tennessee corporation, its successors----------~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land lying in the 10th Civil District of Davidson County, Tennessee, being a small parcel or triangle at the rear of and adjacent to Lot No. 71, and being part of the land marked "Future Development" on the Plan of Mansker Meadows, Section Three, as recorded in Book 2900, page 26, Register's Office for Davidson County, Tennessee, and being further described as follows:
Beginning at a concrete monument in the southwestern corner of said Mansker Meadows, Section 3, said monument also being the south corner of Lot No. 71 of said Mansker Meadows; thence with the southeast line of said Lot No. 71 extended, South 62 deg. 21' West 45.76 feet to an iron pin; thence North 44 deg. 13' West, 178.14' to an iron pin, the west corner of said Lot No. 71 and the south corner of Lot No. 72 on said Plan of Mansker Meadows; thence with the rear on southwest line of said Lot No. 71, South 57 deg. 08' East 196.14 feet to the point of beginning.

Being a part of the property conveyed to E. R. Phillips and Charles Phillips, by deed from G. L. Comer, Trustee, of record in Book 2300, page 87, the said Charles Phillips having since died, and his said one-half interest was conveyed to Gladys Phillips by deed from Mary Phillips Thompson, which deed is of record in Book 2635, page 83, Register's Office for said County.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Randall Phillips Builders, Inc., a Tennessee corporation, its successors---------- ~~heirs~~ *and assigns, forever.*

And we *do covenant with the said* Randall Phillips Builders, Inc. *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.*

And we, E. R. Phillips and Gladys Phillips, a widow, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Randall Phillips Builders, Inc., its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever. Witness* our *hand* s *this* 17 *day of* November, *19* 64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Gladys Phillips

E. R. Phillips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Lunsford M. Hollins Jr., a Notary Public in and for said County and State, the within named E. R. Phillips and Gladys Phillips, a widow,

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27 day of November, 1964.

Lunsford M. Hollins Jr., Notary Public.

Commission Expires Jan. 30, 1968

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that.....
executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this.....
day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be.....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in.....,
this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

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STATE TAX $ .15
PROBATE .50
TOTAL $ .65

DEC 15 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN

PAID DEC 15 1964
CT

WARRANTY DEED

FROM

E. R. PHILLIPS and GLADYS PHILLIPS

TO

RANDALL PHILLIPS BUILDERS, INC.

62020

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

DEC 15 8 42 AM '64
NOTE
RECORDING
DEP. REG.

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3107 Rumbrose Ave.
Nashville, Tenn.

Compliments of

Guaranty Title Company

A Division of

Guaranty Title Insurance Company

American Trust Building
W. Cor. Third & Union
NASHVILLE, TENNESSEE

Earl Thompson, Attorney
415 N. ...ille Bank & Tr. Bl.