WARRANTY DEED

PAGE 746

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leo Samuel Flair	First - Mid-South Mtg Co	Map 102-H
(NAME:)	(NAME:)	M.O.
Thunderbird Drive	410 Union Street	Par. 13.1
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville Tenn.	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN and NO/100---------- ($10.00) ---------- *DOLLARS*

cash in hand paid by Leo Samuel Flair and wife, Rosa Lee Flair, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

Alvin W. Terrell & Son, Inc., has

/ ~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* Leo Samuel Flair and wife, Rosa Lee Flair, 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. 1312 on the Plan of Charlotte Park, Section 18, as of record in Book 3600, pages 51 and 52, Register's Office for said County.

SAID Lot No. 1312 fronts 75.0 feet on the northwesterly side of Thunderbird Drive and extends back between lines, 125.2 feet on the southerly line, and 106.84 feet on the northerly line, to a broken line in the rear on which it measures 127.25 feet.

BEING part of the same property conveyed to Alvin W. Terrell & Son, Inc., by deed from Conslidated Development, Inc., of record in Book 3769, page 267, said Register's Office.

CONVEYANCE of this property is made subject to restrictions of record in Book 3765, page 130, said Register's Office; the recorded plan of record in Book 3600, pages 51 and 52, said Register's Office, shows an Owner's Certificate, a 30 foot minimum building setback line from Thunderbird Drive, and a 10 foot public utility and drainage easement along the northerly and rear line of said lot; and conveyance is also subject to rights, conditions, restrictions and obligations contained in an agreement of record in Book 2593, page 566, Register's Office for Davidson County, Tennessee.

BOOK 3833 PAGE 747

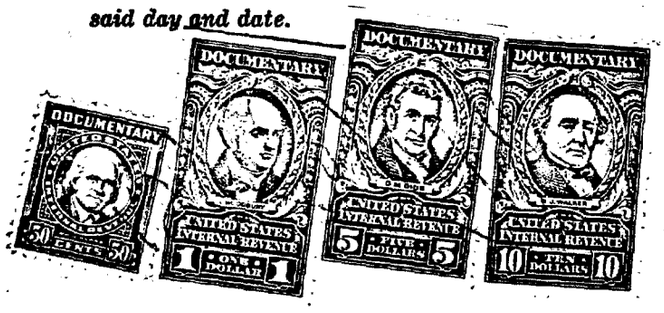
This is unimproved ( ) improved ( ) property, known as Thunderbird Drive (House Number) (Street) Nashville P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Leo Samuel Flair and wife, Rosa Lee Flair, their *heirs and assigns, forever.*

And it does *covenant with the said* Leo Samuel Flair and wife, Rosa Lee Flair *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And Alvin W. Terrell & Son, Inc., does *further covenant and bind* itself, its successors *and representatives, to warrant and forever defend the title to the said land to the said* Leo Samuel Flair and wife, Rosa Lee Flair, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 30 *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.*



ALVIN W. TERRELL & SON, INC.

BY: Alvin W. Terrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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, Richard D. Sweeney, a Notary Public of the State and County aforesaid, personally appeared Alvin W. Terrell, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the Alvin W. Terrell & Son, 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 corporation by himself as President.

Witness my hand and seal, at office in Nashville, this 30 day of November, 19 64.

Richard D. Sweeney
Notary Public

Commission Expires July 22, 1967

RICHARD D. SWEENEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE TAX $ 22.13
PROBATE 50
TOTAL $ 22.63

DEC 8 1964

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

PAID DEC 8 1964

1st Mtg. 750.00

WARRANTY DEED

FROM

ALVIN W. TERRELL & SON, INC.

TO

LEO SAMUEL FLAIR and wife,

ROSA LEE FLAIR,

61333

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 8 3 32 PM '64

NOTED: BOOK 110 PAGE 545
RECORDING FEE $ 2.00
DEP. REG. ____

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

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