This instrument was prepared by John G. Doak, Attorney
Firm [illegible] American Trust Bldg., Nashville, Tenn.

BOOK 3927 PAGE 574

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles David Vaughan		MAP102-03
(NAME:)	(NAME:)	PAP122
1270 Landau Drive	Same as new owner	MS
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(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 CHARLES DAVID VAUGHAN and wife, NANCY VAUGHAN, and other good and valuable considerations the receipt of which is hereby acknowledged.

we, ALVIN W. TERRELL and SON, INC., *have bargained and sold, and by these presents do transfer and convey unto the said* CHARLES DAVID VAUGHAN and wife, NANCY VAUGHAN, 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. 1270, Charlotte Park, Section 18, of record in Book 3600, pages 51 and 52, Register's Office for said County.

SAID Lot No. 1270, beginning at a point in the southwesterly margin of Landau Drive, common corner of Lots Nos. 1269 and 1270, thence southwesterly with the line between said two lots 115.0 feet to a point; thence south 46° 01' East 105.00 feet to a point in the northwesterly margin of Thunderbird Drive; thence with said margin northeasterly 90.0 feet to a point; thence around a curve northwesterly 39.27 feet to a point in the southwesterly margin of Landau Drive; thence with the said margin northwesterly 80.0 feet to the point of beginning.

BEING part of the property conveyed to Alvin W. Terrell & Son, Inc., by deed from Consolidated Developments, Inc., of record in Book 3769, page 267, Register's Office for Davidson County, Tennessee.

CONVEYANCE of this property is subject to restrictions of record in Book 3765, page 130, and the Plan of record in Book 3600, pages 51 and 52, said Register's Office, which shows an Owner's Certificate, a 30-foot minimum building set-back line from Landau Drive and a 15-foot setback line from Thunderbird Drive and a 10-foot easement for public utility purposes along the southwesterly line of said lot; and rights conditions, obligations, and restrictions regarding the use of a sewage system, stated in agreement between Consolidated

Developments, Inc., and the City of Nashville, of record in Book 2593, page 566, Register's Office for said County.

This is ~~unimproved~~ improved property, known as 1270 Landau 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 CHARLES DAVID VAUGHAN and wife, NANCY VAUGHAN *their heirs and assigns, forever.*

And we *do covenant with the said* CHARLES DAVID VAUGHAN and wife, NANCY VAUGHAN *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.* except for current taxes and as noted above.

And ALVIN W. TERRELL & SON, INC., does *further covenant and bind* itself, its successors and assigns *representatives, to warrant and forever defend the title to the said land to the said* CHARLES DAVID VAUGHAN and NANCY VAUGHAN their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my hand this 18th *day of* August, *19* 65, *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 Bernie 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 Vice-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 Vice-President

Witness my hand and seal, at office in Nashville, Tennessee, this 18th day of August, 1965.

Notary Public

Commission Expires July 22, 1967

RICHARD D SWEENEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

15,900

1st Mid-South

WARRANTY DEED

FROM

ALVIN W. TERRELL & SON, INC.

TO

CHARLES DAVID VAUGHN and wife,

NANCY VAUGHN

STATE TAX $ 23.85
PROBATE .50
TOTAL $ 24.35

AUG 25 1965

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

PAID AUG 25 1965

CT

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 25 9 02 AM '65

RECORDING FEE 8.00
NOTED 1.00
DEP. REG. 2.00
PAGE 3 4

946506

DOCUMENTARY
UNITED STATES INTERNAL REVENUE
10 TEN DOLLARS 10

DOCUMENTARY
UNITED STATES INTERNAL REVENUE
3.30 THREE DOLLARS THIRTY CENTS

DOCUMENTARY
UNITED STATES INTERNAL REVENUE
1 ONE DOLLAR 1

200

BOOK 3927 PAGE 577