This instrument was prepared by JOHN G. DOAK, Attorney. Law firm of Warfield & Entrekin, American Trust Building, Nashville, Tennessee.

WARRANTY DEED

BOOK 3958 PAGE 915

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter Birdwell, Jr. et ux (NAME)	First and Mid-South Mortgage Co. (NAME)	Map 102-3
Continental Drive (STREET ADDRESS OR ROUTE NUMBER)	410 Union Street (STREET ADDRESS)	Pol. 72
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

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

cash in hand paid by WALTER BIRDWELL, Jr. and wife, MARJORIE T. BIRDWELL, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

ALVIN W. TERRELL & SON, INC., a Tennessee corporation, has ~~has~~ *bargained and sold, and by these presents do transfer and convey unto the said* WALTER BIRDWELL, Jr. and wife, MARJORIE T. BIRDWELL, 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. 1314 on the Plan of Charlotte Park, Section 18, of record in Book 3600, page 51, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1314 fronts 75 feet on the northeasterly side of Continental Drive and extends back 152 feet on the northwesterly line and 115.5 feet on the southwesterly line, to a broken line in the rear on which it measures 89.2 feet.

BEING part of the same property conveyed to Alvin W. Terrell & Son, Inc., by deed from Consolidated Developments, Inc., of record in Book 3847, page 418, Register's Office for Davidson County, Tennessee.

CONVEYANCE of this property is made subject to restrictive covenants contained in an instrument of record in Book 3765, page 130, said Register's Office, right, conditions, obligations, and restrictions regarding the use of a sewage system, contained in an agreement of record in Book 2593, page 566, said Register's Office, and the plan of record in Book 3600, page 51, said Register's Office, shows an owner's certificate, a 30-foot minimum building setback line from Continental Drive and a 10-foot easement for public utility purposes along the rear and northwesterly lines of said lot.

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 Walter Birdwell, Jr. and wife, Marjorie T. Birdwell, *their heirs and assigns, forever.*

And it does *covenant with the said* Walter Birdwell, Jr. and wife, Marjorie T. Birdwell, *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,* except for current taxes.

And ALVIN W. TERRELL & SON, INC., a Tennessee corporation, does *further covenant and bind* itself, its successors *and representatives, to warrant and forever defend the title to the said land to the said* Walter Birdwell, Jr. and wife, Marjorie T. Birdwell, *their heirs and assigns against the lawful claims of all persons whomsoever.*

Witness hand this 10 *day of* November, *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: Alvin W. Terrell, President

[redacted]

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, Tennessee, *this* 10 *day of* November, *19* 65

Notary Public

Commission Expires.....

RICHARD D. SWEENEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

ALVIN W. TERRELL & SON, INC.

TO

WALTER BIRDWELL, JR. and wife,

MARJORIE T. BIRDWELL

STATE TAX $ 77.75
PROBATE .50
TOTAL $ 77.75

NOV 10 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID NOV 10 1965

NOV 10 8 20 AM

RECORDING FEE 1.00

DEP. REG.

FELIX Z. MLSCHIISTER
DAVIDSON COUNTY, TENN.

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BOOK 3958 PAGE 918