This instrument was prepared by John G. Doak, Attorney, Law Firm of Warfield & Entrekin, Attorneys, American Trust Building, Nashville, Tennessee.

WARRANTY DEED

BOOK 3970 PAGE 757

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby Wayne Kephart, et ux (NAME)	First & Mid-South Mortgage Co. (NAME)	Map 102-3
Thunderbird Drive (STREET ADDRESS OR ROUTE NUMBER)	40 Union Street (STREET ADDRESS)	Par. 123
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 Bobby Wayne Kephart, and wife, Thelma H. Kephart, 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* Bobby Wayne Kephart, and wife, Thelma H. Kephart, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot No. 1271 on the Plan of Charlotte Park, Section 20, of record in Book 3600, page 90, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the northwesterly margin of Thunderbird Drive common corner of Lots Nos. 1248 and 1271; thence northeasterly with the line between said two lots, 138.6 feet to a point; thence north 8 degrees 04' West 44.5 feet; thence south 80 degrees 47' East 83.67 feet to a point; thence south 46 degrees 01' East 105.00 feet to a point in the northwesterly margin of Thunderbird Drive; thence with said margin southwesterly 75.0 feet to the point of beginning.

BEING the same property conveyed to Alvin W. Terrell & Son, Inc., by deed from Consolidated Developments, Inc., of record in Book 3902, page 557, Register's Office for Davidson County, Tennessee.

CONVEYANCE of this property is subject to restrictive covenants of record in Book 3837, page 823, said Register's Office, and the Plan of record in Book 3600, page 90, said Register's Office, shows an owner's certificate, a 30-foot minimum building setback line from Thunderbird Drive, and a 10-foot easement for public utility purposes along the northeasterly and the broken rear lines of said lot, and property is also subject to an agreement of record in Book 2593, page 566, said Register's Office.

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 Bobby Wayne Kephart, and wife, Thelma H. Kephart *their heirs and assigns, forever.*

And it does ~~do~~ *covenant with the said* Bobby Wayne Kephart, and wife, Thelma H. Kephart *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 as noted above.

And Alvin W. Terrell & Son, Inc., does ~~do~~ *further covenant and bind* itself, it successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Bobby Wayne Kephart, and wife, Thelma H. Kephart, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand* this 15 *day of* December, *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
Bernie W. Terrell, Vice-President

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, ..., a Notary Public of the State and County aforesaid, personally appeared Bernie W. Terrell, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be Vice-President of the Alvin W. Terrell & Son, Inc., the within named bargainor, a corporation, and that he as such Vice-President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as Vice-President.

Witness my hand and seal, at office in Nashville, Tennessee, *this* 15 *day of* December, *19* 65.

Notary Public

Commission Expires June 22 1967

RICHARD D SWEENEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

14,950

1st & Mid-South

WARRANTY DEED

FROM

Alvin W. Terrell & Son, Inc.

TO

Bobby Wayne Kephart, and wife,

Thelma H. Kephart

FELIX Z. WILSON II REGISTE
DAVIDSON COUNTY
STATE OF TENN

DEC 21 17 00 PM '65

NOTED FOR
RECORDING FEE $ 1.00
DEP. REG.

BOOK 3970 PAGE 211

11097

STATE TAX $ 22.43
PROBATE .50
TOTAL $ 22.93

DEC 21 1965

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

PAID DEC 21 1965



ly

y

BOOK 3970 PAGE 760