This instrument was prepared by JOHN G. DOAK, Attorneys, Firm of Warfield & Entrekin, Attorneys, American Trust Building, Nashville, Tennessee.

WARRANTY DEED

BOOK 3972 PAGE 924

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Garrett Butts, et ux	First & Mid-South Mortgage	MAP 133-12
(NAME:)	(NAME:)	
Benita Drive	410 Union Street	PAR 16
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	MP
(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 James Garrett Butts, and wife, Mary Jo Butts, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

WINDSOR DEVELOPMENT COMPANY, has ~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* James Garrett Butts, and wife, Mary Jo Butts, 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. 13 on the Plan of Windsor Park, As of record in Book 3600, page 64, Register's Office for Davidson County, Tennessee.

SAID Lot No. 13 fronts 70 feet on the westerly side of Benita Drive and runs back between parallel lines 190 feet to a line in the rear on which it measures 70 feet thereon.

BEING part of the same property conveyed to Windsor Development Company, by deed from Joe C. Smithson, et al, of record in Book 3802, page 151, Register's Office for Davidson County, Tennessee.

CONVEYANCE of this property is subject to restrictive covenants of record in Book 3816, page 784, and Book 3792, page 445, said Register's Office, and the Plan of record in Book 3600, page 64, said Register's Office, shows an owner's certificate, a 30-foot minimum building setback line from Benita Drive and a 10-foot easement for public utility purposes along the rear line of said lot, and a 15-foot sewer easement across the rear portion of said lot. Flood elevation mark 477. Also an easement for sewer of record in Book 3312, page 560, said Register's Office.

This is unimproved ( ) 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 James Garrett Butts, and wife, Mary Jo Butts, their *heirs and assigns, forever.*

And it does ~~xx~~ *covenant with the said* James Garrett Butts, and wife, Mary Jo Butts *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 Windsor Development Company, does ~~xxx~~ *further covenant and bind* itself, its successors, ~~xxxxx~~ *and representatives, to warrant and forever defend the title to the said land to the said* James Garrett Butts and wife, Mary Jo Butts, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 28 *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.*

WINDSOR DEVELOPMENT COMPANY

BY: Maurice Karr

MAURICE KARR, 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 Maurice Karr, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of the Windsor Development Company, 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 him self as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 28 day of December, 1965.

.....
Notary Public

Commission Expires July 22, 1967

RICHARD D SWEENEY NOTARY PUBLIC DAVIDSON COUNTY

1st Mid-South

WARRANTY DEED

FROM

WINDSOR DEVELOPMENT COMPANY

TO

JAMES GARETT BUTTS, and wife,

MARY JO BUTTS

11845

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 29 10 25 AM '65

NOTED. BOOK 113 PAGE 245

RECORDING FEE $ 2.00

DEP. REG. 2

N. Cor. Third & Union
HVILLE, TENNESSEE

STATE TAX $ 2.23
PROBATE .50
TOTAL $ 2.73

DEC 29 1965

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

PAID DEC 29 1965

14150