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

WARRANTY DEED

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James A. Brehm, et ux (NAME)	First and Mid-South Mortgage Company (NAME)	Map 133-12
Benita Drive (STREET ADDRESS OR ROUTE NUMBER)	410 Union Street (STREET ADDRESS)	Par. 46
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 James A. Brehm, and wife, Laura E. Brehm, 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 A. Brehm, and wife, Laura E. Brehm, 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. 108 on the Plan of Windsor Park Subdivision, of record in Book 3600, page 64, Register's Office for Davidson County, Tennessee.

SAID Lot No. 108 fronts 66 feet on the easterly margin of Benita Drive and runs back between diverging lines, 255.18 feet on the southerly line and 209.12 feet on the northerly line to a line at the rear measuring 110.61 feet thereon.

BEING part of the same property conveyed to Windsor Development Company, by deed from Joe C. Smithson, Vivian R. Smithson, O. D. Campbell, and Leonard B. Cash, of record in Book 3802, page 151, Register's Office for Davidson County, Tennessee.

CONVEYANCE of this property is subject to restrictions of record in 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 and drainage purposes along the rear line of said lot, and a 2.5 x 30 foot utility anchor easement located on the northwesterly corner 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 James A. Brehm, and wife, Laura E. Brehm, their ..... *heirs and assigns, forever.*

And it does ~~xxx~~ *covenant with the said* James A. Brehm, and wife, Laura E. Brehm ..... *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 ~~xx~~ *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 A. Brehm, and wife, Laura E. Brehm, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand* *this* 21 *day of* January, *19* 66., *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 24 day of January, 19 66

Notary Public

Commission Expires Dec 23 1967

RICHARD D SYKES NOTARY PUBLIC DAVIDSON COUNTY

17,250

1st & Mid. South

WARRANTY DEED

FROM

Windsor Development Company

TO

James A. Brehm, and wife,

Laura E. Brehm

STATE TAX $ 25.88
PROBATE .50
TOTAL $ 26.38

FEB 3 1966

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

PAID FEB 3 - 1966

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY
STATE OF TENN.

FEB 3 9 24 AM '66

RECORDING FEE $ 1.00

DEP. REG. ____

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Company

of