This instrument was prepared by G. . Law
Warfield & Entrekin, American Trust Building, Nashville, Tennessee.

WARRANTY DEED

BOOK 3993 PAGE 658

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dan J. Walters, et ux	[illegible]	Map 133-12
(NAME:)	(NAME:)	
Paragon Mills Road	410 [illegible]	Par 49
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	[illegible]	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 DAN J. WALTERS, and wife, THELMA L. WALTERS, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

WINDSOR DEVELOPMENT COMPANY, has ~~xxxxx~~ *bargained and sold, and by these presents do transfer and convey unto the said* Dan J. Walters, and wife, Thelma L. Walters, 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. 111 on the Plan of Windsor Park, as of record in Book 3600, page 64, Register's Office for Davidson County, Tennessee.

SAID Lot No. 111 fronts 72.01 feet along the northeasterly margin of Paragon Mills Road and runs back 162.42 feet on the northwesterly line and 218.57 feet on the southeasterly line to a broken line at the rear measuring 90.16 feet thereon.

BEING part of the same property conveyed to Windsor Development Company, by deed from Joe C. Smithson, and wife, 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 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 owners' certificate, a 30-foot minimum building setback line from Paragon Mills Road, and a 10-foot easement for an 8-inch sewer across the rear portion of said lot, and a sewer easement along the broken rear line which is 10 feet wide. (NOTE:) No portion of any residence that is used as living quarters shall be constructed on any lot having its finished floor elevation less than 480.0 feet above mean sea level and that no garage or basement, when not used as living quarters, of any such residence shall be constructed on any lot having its finished floor elevation less than 477.5 feet above mean sea level and provided further that such garage or basement shall not be used or converted into living quarters without first having its finished floor elevation 480.0 feet above mean sea level; also an easement for sewer of record in Book 3312, page 560, said Register's Office.

This is {unimproved / improved} property, known as ..... Paragon Mills Road (House Number) (Street) P. O. Address: Nashville (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 Dan J. Walters, and wife, Thelma L. Walters, their ..... *heirs and assigns, forever.*

And it does ~~the~~ *covenant with the said* Dan J. Walters, and wife, Thelma L. Walters *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 ~~the~~ *further covenant and bind* itself, its successors ~~claims~~ *and representatives, to warrant and forever defend the title to the said land to the said* Dan J. Walters, and wife, Thelma L. Walters, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* my *hand this* 25 *day of* February, *1966, 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, 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* 25 *day of* February *, 19* 66

Notary Public

Commission Expires 2-23-1967

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Lot #11 Mid South

WARRANTY DEED

FROM

WINDSOR DEVELOPMENT COMPANY

TO

DAN J. WALTERS, and wife,

THELMA L. WALTERS

19526

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 4 10 45 AM '66
RECORDING FEE $ 2.50
DEP. REG.

BOOK 113 PAGE 595

STATE TAX $ 22.00
PROBATE 50
TOTAL $ 22.50

MAR 4 1966

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

PAID MAR 4 1966

14,200