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

WARRANTY DEED

BOOK 3993 PAGE 674

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marshel Bishop Hickerson,	Jr., et ux	Map 133-12
(NAME:) Benita Drive	(NAME:) 410 [illegible]	Par 41
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) [illegible]	mc
(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 Marshel Bishop Hickerson, Jr. and wife, Barbara Ann Hickerson, 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* Marshel Bishop Hickerson, Jr. and wife, Barbara Ann Hickerson, 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. 103 on the Plan of Windsor Park, as of record in book 3600, page 64, Register's Office for Davidson County, Tennessee.

Said lot No. 103 fronts 70 feet along the easterly margin of Benita Drive and runs back 165.16 feet on the southerly line and 165.02 feet on the northerly line to a line at the rear measuring 70 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.

This conveyance is made subject to restrictive covenants of record in book 3792, page 445, as amended in book 3816, page 784, said Register's Office, and to owner's certificate, 30-foot minimum building setback line from Benita Drive, and 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 southwesterly corner of said lot, as shown on plan of record in book 3600, page 64, said Register's Office.

This is ~~unimproved~~ improved { } property, known as Benita Drive, Nashville, Tennessee
(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 Marshel Bishop Hickerson, Jr. and wife, Barbara Ann Hickerson, their *heirs and assigns, forever.*

And it does ~~do~~ *covenant with the said* Marshel Bishop Hickerson, Jr. and wife, Barbara Ann Hickerson *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 ~~do~~ *further covenant and bind* itself, its successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Marshel Bishop Hickerson, Jr. and wife, Barbara Ann Hickerson, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness hand this 1 *day of* May, *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, Pres.

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* 1 *day of* March *, 19* 66.

Notary Public

Commission Expires September 1967

NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

[redacted]

14,100

STATE TAX $ 21.15
PROBATE .50
TOTAL $ 21.65
MAR 4 1966
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID MAR 4 1966

Bk 4 Mid-South

WARRANTY DEED

FROM

Windsor Development Company

TO

Marshel Bishop Hickerson,
Jr., et ux

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

19530

MAR 4 10 48 AM '66
REGISTER'S OFFICE
RECORDING FEE $ 2.00
DEP. REG. ____

BOOK 113 PAGE 595



BOOK 3993 PAGE 677