WARRANTY DEED

BOOK 4012 PAGE 928

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Horris D. Tyler	Guaranty Mortgage Co.	Map102-3
(NAME:) Landau Drive	(NAME:) 316 Union St.	par 121
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn.	(STREET ADDRESS) Nashville, Tenn.	MS
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of

Sixteen Thousand Six Hundred Twenty Nine ($16,629.07) and 07/100 - - - - *DOLLARS*

of which $1,500.00 has been paid in cash by Horris D. Tyler and wife Betty J. Tyler the receipt of which is hereby acknowledged and for the remainder, the said Horris D. Tyler and wife Betty J. Tyler assume and agree to pay the balance of $15,129.07 of an original indebtedness of $15,500.00 secured by deed of trust executed by Edward Fee Shepard and wife Ingrid A. Shepard to Herschel Greer, Trustee of record in book 3822, page 125, Register's Office for Davidson County, Tennessee.

We, Edward Fee Shepard and wife Ingrid A. Shepard *have bargained and sold, and by these presents do transfer and convey unto the said* Horris D. Tyler and wife Betty J. Tyler 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. 1269 on the Plan of Charlotte Park, Section 18, of record in book 3600, pages 51 and 52, Register's Office for said County.
Said lot No. 1269 fronts 78.37 feet on the southwesterly side of Landau Drive and extends back 115 feet on the southeasterly line, and 162 feet on the northwesterly line to a line in the rear on which it measures 83.67 feet.
Being the same property conveyed to Edward Fee Shepard and wife Ingrid A. Shephard by deed from G. H. Todd, etal of record in book 3822, page 124, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and setback lines that are applicable to the above described property.

This instrument was prepared by James R. Wyatt, 100 39th. Ave. No. Nashville, Tenn.

unimproved (_)
This is improved (X) property, known as Landau Drive (House Number) Nashville, Tenn. (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 Horris D. Tyler and wife Betty J. Tyler *their heirs and assigns, forever.*

And we *do covenant with the said* Horris D. Tyler and wife Betty J. Tyler *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as herein shown and taxes for the year 1966, which are prorated and assumed by grantees.

And we, Edward Fee Shepard and wife Ingrid A. Shepard *do further covenant and bind* ourselves our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Horris D. Tyler and wife Betty J. Tyler *their heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 30th *day of* April, *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.*

DOCUMENTARY UNITED STATES INTERNAL REVENUE 10 ONE DOLLAR TEN CENTS

DOCUMENTARY 55 55

Edward Fee Shepard

Ingrid A. Shepard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, H. B. Duncan, a Notary Public in and for said County and State, the within named Edward Fee Shepard and wife Ingrid A. Shepard

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this day of April, 1966.

H B Duncan, Notary Public.

Commission Expires January 30 1967

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....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be.....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in.....,
this.....day of....., 19.....

....., Notary Public

Commission Expires.....

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STATE TAX $ 2.99
PROBATE .50
TOTAL $ 3.49

MAY 3 1966

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

PAID MAY 3 - 1966

27017

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 3 3 40 PM '66
NOTED BOOK 114 PAGE 85
RECORDING FEE $ 2.00
DEP. REG. .50

Complimenta of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

WARRANTY DEED

FROM

Edward Fee Shepard, etux

Horris D. Tyler, etux

Mail to Duncan Realty
4517 Charlotte Pike