This Instrument Prepared By:
BAILEY, EWING & DALE, Attys.
709-7[illegible] Nashville Trust Building

This Instrument Prepared By:
BAILEY, EWING & DALE, Attys.
709-709 Nashville Trust Building
Nashville, Tennessee 37201

BOOK 4073 PAGE 537

WARRANTY DEED **ATTORNEYS TITLE COMPANY**

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Shephard, et ux (NAME)		Map 118-4
576 Fairlane Drive (STREET ADDRESS OR ROUTE NUMBER)	Same (NAME)	Par. 103
Nash Tenn (CITY) (P. O. ZONE) (STATE)	(STREET ADDRESS) (CITY) (ZONE) (STATE)	BH

For and in Consideration of the sum of Ten and 00/100 ($10.00) - DOLLARS

and other good and valuable considerations, cash in hand paid to the undersigned, Charles H. Goddard and wife, Fay Goddard, by James M. Shephard and wife, Mary Shephard, receipt of which is hereby acknowledged, and the further consideration of the assumption by the grantees herein named of the entire remaining balance, both principal and interest, owing on a certain note executed by George W. Morgan, et ux, to Guaranty Mortgage Company, secured by a deed of trust of record in Book 2464, page 633, Register's Office for Davidson County, Tennessee, which note was assumed by Charles H. Goddard and wife, Fay Goddard, in deed of record in Book 3708, page 107, said Register's Office, and the further assumption by the grantees named herein of a Vendor's Lien from S. K. Grayson and wife, Frances E. Grayson, to Jack B. Lewis and wife, Louise F. Lewis, and William A. Poteet, recorded in Book 3616, page 493, said Register's Office, which Vendor's Lien was assumed by Charles Goodard and wife, in deed of record in Book 3708, page 107, Register's Office for Davidson County, Tennessee, Charles H. Goddard and wife, Fay Goddard,

have bargained and sold, and by these presents do transfer and convey unto the said James M. Shephard and wife, Mary Shephard, 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. 35 on the Plan of Hurdwood Heights, Section Two, as of record in Book 2330, page 38, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of Hurdwood Drive at the common corner of Lots Nos. 35 and 36; thence eastwardly with the line between Lots Nos. 35 and 36, 117 feet to a concrete monument, the corner of Lots Nos. 34, 35 and 36; thence southwardly with the line between Lots Nos. 34 and 35, 100 feet to a point in the northerly margin of Fairlane Drive; thence westwardly with said margin of said Drive, 92 feet to a point which is the beginning of a curve to the right having a radius of 25 feet; thence northwestwardly around said curve, 39.27 feet to a point in the easterly margin of Hurdwood Drive; thence northwardly with said margin of Hurdwood Drive, 75 feet to the point of beginning.

Being the same property conveyed to Charles H. Goddard and wife, Fay Goddard, by deed from Jack B. Lewis and wife, and William A. Poteet of record in Book 3708, page 107, Register's Office for Davidson County, Tennessee.

Said conveyance is expressly subject to the following:

1. Restrictive Covenants of record in Book 2435, page 550, said Register's Office.

2. The Plan of record in Book 2330, page 38, said Register's Office, shows an Owner's Certificate, a 30-foot minimum building setback line from Hurdwood Drive and Fairlane Drive.

This is improved {X} property, known as 526 Fairlane Drive (House Number) Nashville (Street) Tenn. (P. O. Address) 37211 (City or Town) (Postal Zone)

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 M. Shephard and wife, Mary Shephard, their heirs and assigns, forever.

And we do covenant with the said James M. Shephard and wife, Mary Shephard, 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 set out above, and by taxes for 1966, which will be prorated and payment therefor assumed by grantees.

And we, Charles H. Goddard and wife, Fay Goddard, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James M. Shephard and wife, Mary Shephard, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 18th day of October, 19 66

Charles H. Goddard

Fay Goddard

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Jas T. Sudduth a Notary Public in and for said County and State, the within named Charlas H. Goddard and wife, Fay Goddard,

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 18 day of October, 1966

Jas T. Sudduth, Notary Public

Commission Expires APR 22 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
Davidson County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared

and with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the

and respectively of the

the within named bargainor, a corporation, and that (he / they) as such

and , being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said

as such , and attesting the same by the said

as such

Witness my hand and official seal at office at on this the day of , 19 .

My commission expires

Notary Public

STATE TAX $ 1650
PROBATE .50
TOTAL $ 1700

OCT 31 1966

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

PAID OCT 31 1966

1700

WARRANTY DEED

FROM

Charles H. Goddard and wife,

Fay Goddard

TO

James M. Shepard and wife,

Mary Shepard

49620

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

OCT 31 3 08 PM '66

NOTED: BOOK 115 PAGE 262
RECORDING FEE $ 2.50
DEP. REG. M

Attorneys
TITLE COMPANY, INC.
NASHVILLE, TENN.