This instrument was prepared by JOHN G. DOAK, Attorney
Firm of WARFIELD, ENTREKIN & JONES, American Trust Building, Nashville, Tenn.

WARRANTY DEED

BOOK 4128 PAGE 949

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ARLIS C. SWINNEY, ET UX	First and Mid-South Mortgage Co.	Map 133-12
(NAME): 438 Tampa Drive	(NAME): 410 Union Street	Par. 94
(STREET ADDRESS OR ROUTE NUMBER): Nashville, Tennessee	(STREET ADDRESS): Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of Ten & No/100 ($10.00) *DOLLARS* cash in hand paid by ARLIS C. SWINNEY and wife, KATHERINE C. SWINNEY, 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* Arlis C. Swinney and wife, Katherine C. Swinney, 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. 48 on the Plan of Windsor Park Subdivision, of record in Book 3600, page 64, Register's Office for Davidson County, Tennessee.

SAID Lot No. 48 fronts 67.6 feet along the northeasterly margin of Tampa Drive and extends back 168.18 feet on the southeasterly line and 160.04 feet along the northwesterly line to a line at the rear measuring 68.10 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 made subject to Restrictive Covenants of record in Book 3816, page 784, and 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 Tampa Drive and a 10 foot easement for public utility and drainage purposes along the rear line of said lot, and an easement of sewer of record in Book 3312, page 560, said Register's Office.

unimproved ( )
This is improved ( ) property, known as ..... (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 Arlis C. Swinney and wife, Katherine C. Swinney, their *heirs and assigns, forever.*

And it does *~~do~~ covenant with the said* Arlis C. Swinney and wife, Katherine C. Swinney *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* Arlis C.Swinney and wife, Katherine C.Swinney, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 4th *day of* May, *19* 67, *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, the undersigned, 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 4th day of May, 19 67

Notary Public

Commission Expires May 3, 1970

CLERK & MASTER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

16,250.00

STATE TAX $ 24.38
PROBATE .50
TOTAL $ 24.88

MAY 8 1967

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

PAID MAY 8 1967

WARRANTY DEED

FROM

WINDSOR DEVELOPMENT COMPANY

TO

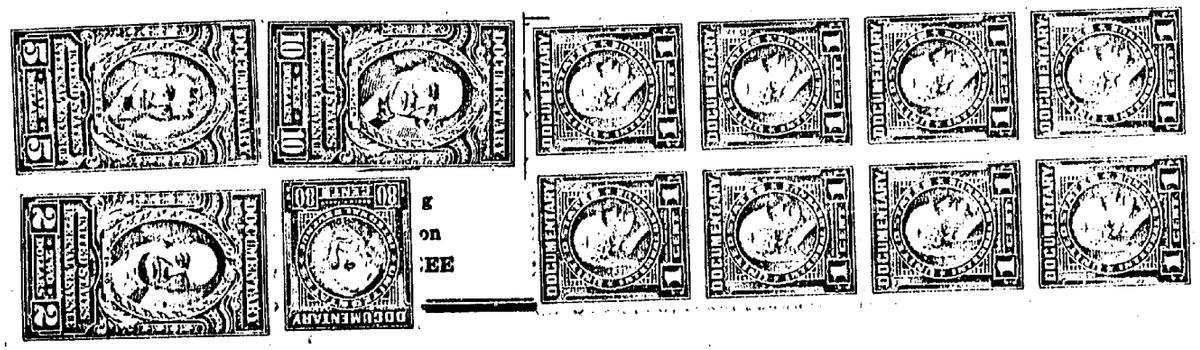
ARLIS C. SWINNEY AND WIFE,
KATHERINE C. SWINNEY

Mail To
AMERICAN TRUST ESCROW CO.
507 NASHVILLE BANK & TRUST BLDG
NASHVILLE, TENN

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

RECEIVED
MAY 8 3 28 PM '67
RECORDING FEE $ 1.10
DEP. REG. 2.20
3374

7077 1



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