This instrument was prepared by CLYDE P. HOLLAND, Attorney
Firm of WARFIELD, ENTREKIN & JONES, American Trust Building, Nashville, Tenn.

WARRANTY DEED

BOOK 4159 PAGE 337

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WANDA JOYCE BATEMAN, SINGLE	First & Mid-South Mortgage Co.	Map 133-B
(NAME) 453 Benita Drive	(NAME) 410 Union Street	Pac. 39
(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 WANDA JOYCE BATEMAN, SINGLE, 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 Wanda Joyce Bateman, Single, her
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. 30 on the Plan of Windsor Park of record in Book 3600, page 64, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 76 feet along the curving northwesterly margin of Benita Drive and runs back 187.21 feet on the southwesterly line and 210 feet on the northeasterly line to a line at the rear measuring 99.83 feet thereon.

BEING part of the same property conveyed to Windsor Development Company by deed from Joe C. Smithson and wife, etal, of record in Book 4009, page 258, Register's Office for Davidson County, Tennessee.

CONVEYANCE of this property is 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 Benita Drive and a 10 foot easement for public utility and drainage purposes along the rear line of said lot, and a 10 foot temporary access easement along the northeasterly line and easements for an 8 inch and 12 inch sewer lines as shown on said Plan and said Plan indicates that the southerly portion of said lot has been filled to an elevation of 477 feet above mean sea level and has a note which states: 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 M.S.L. 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. And a 2.5 X 30 foot utility anchor easement located on the ~~southwesterly corner of said lot.~~

And an easement for sewer as of record in Book 3312, page 560, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as 453 Benita Drive (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 Wanda Joyce Bateman, Single, her
heirs and assigns, forever.

And it does ~~do~~ *covenant with the said* Wanda Joyce Bateman, Single
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* Wanda Joyce Bateman, Single her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand* ~~,~~ *this* 28th *day of* July, *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 Kerr
Maurice Kerr, President

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., a Notary Public in and for said County and State, ...

.....

.....

the within named 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 TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared Maurice Kerr, 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 28th day of July, 1967.

Clyde P. Holland Notary Public

Commission expires 5-3-70

STATE TAX $ 2.75
PROBATE .50
TOTAL $ 3.25

AUG 2 1967 PAID AUG 2 1967

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

82979

WARRANTY DEED

FROM WINDSOR DEVELOPMENT COMPANY

TO WANDA JOYCE BATEMAN, SINGLE

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

AUG 1 1 37 PM '67
BOOK 3651 117 PAGE 79
RECORDING FEE $ 3.00
DEP. REG. H

DOCUMENTARY

15 1/2 C

Mail to: Trust Enterprises
10087 Kenwood Rd.
Cincinnati, Ohio 45242