This instrument was prepared by CLYDE P. HOLLAND, Attorney. Law Firm of Warfield, Entrekin & Jones, American Trust Building, Nashville, Tenn.

WARRANTY DEED

BOOK 4181 PAGE 578

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN WAYNE CHRISTMAS and wife	First & Mid-South Mtg. Co.	
(NAME:)	(NAME:)	Map 133-12
425 TAMPA DRIVE	410 Union Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 67
NASHVILLE, TENNESSEE	Nashville, Tennessee	
(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 JOHN WAYNE CHRISTMAS and wife, ERIKA R. CHRISTMAS, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

WINDSOR DEVELOPMENT COMPANY, has

bargained and sold, and by these presents do transfer and convey unto the said JOHN WAYNE CHRISTMAS and wife, ERIKA R. CHRISTMAS, 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. 82 on the Plan of Windsor Park Subdivision, as of record in Book 3600, page 64, Register's Office for said County.

SAID Lot No. 82 fronts 67 feet along the southwesterly margin of Tampa Drive and runs back 167 feet between parallel lines, to a line at the rear, measuring 67 feet thereon.

BEING part of the property conveyed to Windsor Development Company by deed from Ervin M. Entrekin, Trustee, with full powers, of record in Book 4109, page 874, Register's Office for Davidson County, Tennessee.

CONVEYANCE of this property is made subject to restrictions of record in Book 3792, page 445, as amended in Book 3816, page 784, said Register's Office and the Plan of record in Book 3600, page 64, said Register's Office, shows an owners certificate, a 30-foot minimum building setback line from Tampa Drive and 10-foot easement for public utility and drainage purposes along the rear line of said lot.

This is unimproved ( ) improved ( ) property, known as 425 (House Number) TAMPA DRIVE (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 JOHN WAYNE CHRISTMAS and wife, ERIKA R. CHRISTMAS, their *heirs and assigns, forever.*

And it does *covenant with the said* JOHN WAYNE CHRISTMAS and wife, ERIKA R. CHRISTMAS *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 *further covenant and bind* itself, its successors *and representatives, to warrant and forever defend the title to the said land to the said* JOHN WAYNE CHRISTMAS and wife, ERIKA R. CHRISTMAS, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 3rd *day of* October, *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.*

STATE TAX $ 2.75
PROBATE .50
TOTAL $ 3.25

OCT 17 1967

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID OCT 17 1967

WINDSOR DEVELOPMENT COMPANY

BY: MAURICE KARR, 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 Karr, with whom I am personally acquainted, and who, upon oath, acknowledged himself 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 3rd day of October, 67

Lloyd P Holland Notary Public

Commission expires 5-3-70

15,950.00

WARRANTY DEED

FROM

WINDSOR DEVELOPMENT COMPANY

TO

JOHN WAYNE CHRISTMAS and wife,

ERIKA R. CHRISTMAS

92634

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

OCT 17 11 47 AM '67

NOTED BOOK 117 PAGE 518

RECORDING FEE $ 3.00

DEP. REG. .....



Am. Tr. Exam. Co.
1009 Nash. B+T. Bld.
37201