BK 2290

WARRANTY DEED

THIS INDENTURE made and entered into this the [illegible] day of July, 1954, by and between

Gerald E. Sheridan and wife, Catherine R. Sheridan

of the first part, and

Leslie Marvin Tomlinson and wife, Helen E. Tomlinson

of the second part, WITNESSETH:

That for and in consideration of the sum of Ten Thousand Nine Hundred and No/100 ($10,900.00) DOLLARS Cash in hand paid by Leslie Marvin Tomlinson and wife, Helen E. Tomlinson, the receipt of which is hereby acknowledged, we,

Gerald E. Sheridan and wife, Catherine R. Sheridan

have bargained and sold, and by these presents do transfer and convey unto the said Leslie Marvin Tomlinson and wife, Helen E. Tomlinson their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 1 on the Map of Finley Gardens, as of record in Book 2083, page 69, Register's Office for said County, described as follows:

Beginning on the northerly margin of Finnley Drive at the corner of lots Nos. 1 and 2; thence with said Drive westwardly 149.5 feet to the beginning of a curve; thence around said curve with a radius of 25 feet, northwestwardly 39.3 feet to the easterly margin of Curry Road; thence with said road, northwestwardly 69.2 feet; thence north 69° 45' east 181.4 feet to the corner of lots Nos. 1 and 2; thence with the line between said two lots, southeastwardly 84.1 feet to the beginning.

Being the same property conveyed to Gerald E. Sheridan and wife, Catherine R. Sheridan, by deed from James E. Finley and wife, of record in Book 2048, page 41, said Register's Office.

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

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Leslie Marvin Tomlinson and wife, Helen E. Tomlinson their heirs and assigns, forever.

And we do covenant with the said Leslie Marvin Tomlinson and wife, Helen E. Tomlinson 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 1954 taxes which have been prorated, and are hereby assumed by the purchasers.

And we, Gerald E. Sheridan and wife, Catherine R. Sheridan do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Leslie Marvin Tomlinson and wife, Helen E. Tomlinson, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 13th day of July, 1954

Gerald E. Sheridan

Catherine R. Sheridan

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