K 2334

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Eleven Thousand Three Hundred and No/100 ---------- ----------($11,300.00) ----------**DOLLARS**

Cash in hand paid by Walter E. Joyner and wife, Rachel Joyner, 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** Walter E. Joyner and wife, Rachel Joyner

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. 3 on the plan of McMillan Heights, as of record in Book 2083, page 20, Register's Office for said County.

Said lot No. 3 fronts 75 feet on the northerly side of New Antioch Pike and runs back between parallel lines 200 feet to a dead line.

Being part of the property conveyed to Gerald E. Sheridan and wife, Catherine R. Sheridan, by deed from Arthur E. McMillan and wife, of record in book 2275, page 294, said Register's Office.

This conveyance is made subject to utility easement, 60 foot building set-back line and conditions of owners certificate as shown on plan in book 2083, page 20, and restrictive covenants of record in book 2153, page 215, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Walter E. Joyner and wife, Rachel Joyner their _____ **heirs and assigns, forever.**

And we **do covenant with the said** Walter E. Joyner and wife, Rachel Joyner **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.**

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** Walter E. Joyner and wife, Rachel Joyner their _____ **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 24th **day of** November, 19 54

Gerald E. Sheridan

Catherine R. Sheridan

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