K 2449

WARRANTY DEED

For and in consideration of the sum of Twelve Thousand Two Hundred Fifty and No/100 --------

----------$12,250.00 ----------**DOLLARS**

Cash in hand paid by James L. Maynard and wife, Evelyn T. Maynard, 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** James L. Maynard and wife, Evelyn T. Maynard

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. 38 on the Plan of Abbay Hall Subdivision, Section I, as of record in Book 2331, page 18, Register's Office for Davidson County, Tennessee.
Said Lot No. 38 fronts 78.5 feet on the north side of Inwood Drive and runs back between lines measuring 178.3 feet on the west line and 179.5 feet on the east line to a dead line in the rear measuring 78.5 feet thereon.
Being a part of the same property conveyed to Gerald E. Sheridan, by deed from Ferris C. Bailey, Trustee, of record in Book 2325, page 549, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 2345, page 314 and as amended in Book 2393, page 627, Register's Office for Davidson County, Tennessee, and the plan of record in Book 2331, page 18, said Register's Office, which shows a 75 foot building set back line from Inwood Drive and a 10 foot easement for public utilities along the rear.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James L. Maynard and wife, Evelyn T. Maynard _____ their _____ **heirs and assigns, forever.**

And we **do covenant with the said** James L. Maynard and wife, Evelyn T. Maynard _____ **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** James L. Maynard and wife, Evelyn T. Maynard _____ their _____ **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 26th **day of** September, **19** 72.

Gerald E. Sheridan

Catherine R. Sheridan

STATE OF TENNESSEE
Davidson County

Personally appeared before me, O. C. Jones, **a Notary Public in and for said County and State, the within named** Gerald E. Sheridan and wife, Catherine R. Sheridan

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at office, this 26th **day of** September, **19** 72.

Commission expires May 11, 1973

O. C. Jones, **Notary Public**

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