K 2450

For and in consideration of the sum of Eleven Thousand Nine Hundred and No/100 ----------

---------- $11,900.00 ---------- DOLLARS

Cash in hand paid by Paul Warner Burke and wife, Betty Joe Burke, 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 Paul Warner Burke and wife, Betty Joe Burke

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. 54 on the Plan of Abbay Hall Subdivision, Section I, as of record in Book 2331, page 18, Register's Office for said County.

Said Lot No. 54 fronts 75 feet on the southerly side of Inwood Drive and runs back 179.9 feet on the westerly line and 179.1 feet on the easterly line to a dead line in the rear, measuring 75 feet thereon.

Being a part of the same property conveyed to Gerald E. Sheridan, by deed from Ferriss C. Bailey, Trustee, of record in Book 2395, page 559, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 2345, page 514, 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 50 foot building setback 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 Paul Warner Burke and wife, Betty Joe Burke their heirs and assigns, forever.

And we do covenant with the said Paul Warner Burke and wife, Betty Joe Burke 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 Paul Warner Burke and wife, Betty Joe Burke their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 19th day of September 19 55

Gerald E. Sheridan

Catherine R. Sheridan

STATE OF TENNESSEE
Davidson County

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

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 19th day of September 19 55

My Commission Expires May 11, 1959

O. G. Jones, Notary Public

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