K 2484

WARRANTY DEED

For and in consideration of the sum of Ten Thousand Seven Hundred Fifty and No/100 - $10,750.00 - - - - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid by Frank O. Hodges and wife, Katie Hodges, 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 Frank O. Hodges and wife, Katie Hodges,

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. 83 on the Map of Abbay Hall, Section 1, as of record in Book 2331, page 18, Register's Office for said County.
Said Lot No. 83 fronts 86 feet on the south side of Elaine Drive and runs back 190.9 feet on the west line and 191.5 feet on the east line, to a dead line in the rear on which it measures 86 feet.
Being the same property conveyed to Gerald E. Sheridan, by deed from Ferriss C. Bailey, Trustee, of record in Book 2150, page 555, 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, shows an owners certificate, a 40 foot building setback line from Elaine Drive and a 10 foot easement along the rear for utilities.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Frank O. Hodges and wife, Katie Hodges, their heirs and assigns, forever.

And we do covenant with the said Frank O. Hodges and wife, Katie Hodges 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 Frank O. Hodges and wife, Katie Hodges, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 23rd. day of November, 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 23rd. day of November, 19 55

NOTARY PUBLIC

My Commission Expires May 11, 1959

O. G. Jones, Notary Public

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