WARRANTY DEED

For and in consideration of the sum of Eleven Thousand One Hundred Fifty and No/100------
----------($ $11,150.00)---------- **DOLLARS**

Cash in hand paid by Roy Bedingfield and wife Travis McLean Bedingfield, the receipt 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** Roy Bedingfield and wife Travis McLean Bedingfield

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. 39 on the Plan of Abbey Hall Subdivision, of record in Book [illegible], page [illegible], Register's Office for Davidson County, Tennessee.

Said Lot No. 39 fronts 79 feet on the north side of Inwood Drive and runs back 179.5 feet on the west line and 180.1 feet on the east line to a dead line, measuring 79 feet thereon.

Being the same property conveyed to Gerald E. Sheridan by deed from Ferriss O. Bailey, Trustee, of record in Book 2443, page 637, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 2393, page 627, and as amended in Book 2445, page 514, 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 setback line from Inwood 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 Roy Bedingfield and wife Travis McLean Bedingfield
their **heirs and assigns, forever.**

And we **do covenant with the said** Roy Bedingfield and wife Travis McLean Bedingfield **that** we **lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,** except 1956 taxes which have been pro-rated 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** Roy Bedingfield and wife Travis McLean Bedingfield their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands this** 5th **day of** January, 1956

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

[illegible] **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 5th **day of** January, **19** 56

Commission expires May 11, 1959

O. G. Jones **Notary Public**