K 2538

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

----------$13,200.00 ----------**DOLLARS**

Cash in hand paid by James Lawrence McClurg and wife, Fleta C. McClurg, 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 Lawrence McClurg and wife, Fleta C. McClurg

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. 84, Abbay Hall Subdivision, Section I, Elaine Drive, as of record in Book 2331, page 18, Register's Office for said County.
Said Lot No. 84 fronts 117 feet on the south side of Elaine Drive and runs back 190 feet on the west line and 190.9 feet on the east line to a dead line, measuring 117 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 2454, page 40, 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 40 foot set back 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 James Lawrence McClurg and wife, Fleta C. McClurg

their **heirs and assigns, forever.**

And we **do covenant with the said** James Lawrence McClurg and wife, Fleta C. McClurg

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.,** except 1956 taxes which have been prorated 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** James Lawrence McClurg and wife, Fleta C. McClurg

their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our hand this 9th day of May, 1956

Gerald E. Sheridan

Catherine R. Sheridan

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Gerald E. Sheridan and wife, Catherine R. Sheridan, the bargainor, 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 [illegible] day of [illegible], 19

Commission expires February 24, 1957

[illegible]
Notary Public

WARRANTY DEED

FROM
GERALD E. SHERIDAN AND WIFE,
CATHERINE R. SHERIDAN

TO 2846
JAMES LAWRENCE MCCLURG AND WIFE
FLETA C. MCCLURG

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 9 day
MAY A.D. 1956
at 1:07 o'clock P.M. and
recorded in Book 2846 Page 190
recording Fee $2.00
JAMES P. WILSON, Register
By [illegible] D.C.

Attorneys Title Company
Titles Guaranteed
[illegible] VILLE, TENN.

DOCUMENTARY U.S. INTERNAL REVENUE 2
DOCUMENTARY U.S. INTERNAL REVENUE 2
DOCUMENTARY U.S. INTERNAL REVENUE 10
DOCUMENTARY U.S. INTERNAL REVENUE 5
DOCUMENTARY U.S. INTERNAL REVENUE 20

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