K 2543

For and in consideration of the sum of Twelve Thousand Nine Hundred and No/100 ---------- $12,900.00 ---------- DOLLARS

Cash in hand paid by William H. Bradford and wife, Mildred L. Bradford, 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 William H. Bradford and wife, Mildred L. Bradford

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. 79 on the Map of Abbay Hall Subdivision, Section I, as of record in Book 2331, page 18, Register's Office for said County.
Said Lot No. 79 fronts 120 feet on the southerly margin of Elaine Drive and extends back between lines 193.3 feet on the westerly line and 195.8 feet on the easterly line to a dead line in the rear, measuring 120.2 feet thereon.
Being a part of the property conveyed to Gerald E. Sheridan by warranty deed from Ferriss C. Bailey, Trustee, as of record in Book 2454, page 40, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and setback lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William H. Bradford and wife, Mildred L. Bradford their heirs and assigns, forever.

And we do covenant with the said William H. Bradford and wife, Mildred L. Bradford 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 William H. Bradford and wife, Milared L. Bradford their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 11th day of June, 19 57

Gerald E. Sheridan
Catherine R. Sheridan

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. M. Tennison, 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 purpose therein contained

Witness my hand and official seal at office, this 11th day of June, 19 57

Christabelle expires Nov. 28, 1957

WARRANTY DEED

FROM

GERALD E. SHERIDAN AND WIFE,

CATHERINE R. SHERIDAN

TO

WILLIAM H. BRADFORD AND WIFE,

MILDRED L. BRADFORD

GUARANTY MORTGAGE CO. OF NASHVILLE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record JUN 12 1957
at 9:16 A.M. and
Noted in Book 2543 Page 200
Recording Fee
JAMES P. WEST
By

7162

12900

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