K 2640

For and in consideration of the sum of Twelve Thousand Eight Hundred and No/100 ----------
----------$12,800.00 ---------- **DOLLARS**

Cash in hand paid by Leon George Russum and wife, Reba C. Russum, 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 Leon George Russum and wife, Reba C. Russum

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 3rd Civil District of Davidson County, Tennessee, being lot No. 58 on the Plan of Donelson Hills, as of record in book 2331, pages 22 and 23, Register's Office for said County, described as follows:
Beginning on the easterly margin of Dearborn Drive, at the corner of lots Nos. 58 and 59, thence with the line between said two lots, eastwardly 201.8 feet to the westerly line of lot No. 72, thence with the westerly line of lots Nos. 72 and 73, southeastwardly 90.2 feet to the common corner of lots Nos. 58, 73 and 77, thence with the line between lots Nos. 58 and 77, southwestwardly 46.6 feet to the northeast corner of lot No. 57; thence with the northerly line of said lot No. 57, westwardly 163.2 feet to the easterly margin of Dearborn Drive; thence with said Drive, northwardly 85 feet to the beginning.
Being part of the real property conveyed to Gerald E. Sheridan by deed from Herschel Greer, et al, dated September 12, 1955, filed September 15, 1955, and recorded in book 2450, page 111, 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 Leon George Russum and wife, Reba C. Russum their heirs and assigns, forever.

And we do covenant with the said Leon George Russum and wife, Reba C. Russum 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 1957 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 Leon George Russum and wife, Reba C. Russum their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 13th day of March, 19 57

Gerald E. Sheridan
Catherine R. Sheridan

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. M. Tenison, 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 purposes therein contained.

Witness my hand and official seal at office, this 13th day of March, 19 57

Commission expires February 3, 1961

A. M. Tenison
Notary Public

WARRANTY DEED

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

TO LEON GEORGE RUSSUM AND WIFE, REBA C. RUSSUM

GUARANTY MORTGAGE CO. OF NASHVILLE

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RECEIVED FOR RECORD
COUNTY OF DAVIDSON
MAR 14 1957 2:00
Register



K 2640 PG 473