BK 2691

WARRANTY DEED

For and in consideration of the sum of Sixteen Thousand Three Hundred Fifty and No/100 ------

----------$16,350.00----------**DOLLARS**

Cash in hand paid by Warren C. Beem, Jr. and wife, Bernice F. Beem, the receipt of which is hereby acknowledged, we,

E.
Gerald/Sheridan and wife, Catherine R. Sheridan

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Warren C. Beem, Jr. and wife, Bernice F. Beem

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 6th Civil District of Davidson County, Tennessee, being Lot No. 1101 of Pritchett Drive on the Map of Brentwood Hall Subdivision, Section 11, as of record in Book 2331, page 134, said Register's Office, described as follows:

Said Lot No. 1101 fronts 82 feet on the easterly side of Pritchett Drive and runs back between lines 201.3 feet on the southerly line and 174.5 feet on the northerly line, to a dead line in the rear on which it measures 121.2 feet.

Being the same property conveyed to Gerald E. Sheridan and wife, Catherine R.Sheridan, by deed from I. R. Schulman and Landon K. Smartt, of record in Book 2638, page 541, said Register's Office.

This conveyance is made subject to Restrictive covenants of record in Book 2543, page 155, Register's Office for Davidson County, Tennessee, and the Plan of record in Book 2331, page 134, said Register's Office, which shows an 80 foot set-back line from Pritchett Drive, and a 10 foot easement for public utilities across the northerly and easterly sides of the lot.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Warren C. Beem, Jr. and wife, Bernice F. Beem

their **heirs and assigns, forever.**

And we **do covenant with the said** Warren C. Beem, Jr. and wife, Bernice F. Beem

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** Warren C. Beem, Jr. and wife, Bernice F. Beem

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

Witness our **hand** s **this** 29th **day of** July, 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/Sheridan and wife, Catherine R. Sheridan

NOTARY PUBLIC

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 29th **day of** July, 19 57

Commission expires February 24, 1961

A. M. Tenison
Notary Public

BG 375