BK 2708

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of FOURTEEN THOUSAND FIVE HUNDRED AND NO/100 ------- ----------($14,500.00)---------- **DOLLARS** Cash in hand paid by George T. Keith and wife, Orlean Seat Keith, 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** George T. Keith and wife, Orlean Seat Keith

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. 934 on the Plan of Brentwood Hall, Section 9, as of record in Book 2331, Page 92, Register's Office for said County.

Said Lot No. 934 fronts 48 feet on the westerly side of Trousdale Drive and runs back 235.8 feet on the northerly line and 356 feet on the southerly line, to a dead line in the rear, measuring 217.9 feet thereon.

Being part of the property conveyed to Gerald E. Sheridan by deed from I. R. Schulman and Landon K. Smartt, of record in Book 2697, page 629, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements and set back lines 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 George T. Keith and wife, Orlean Seat Keith their **heirs and assigns, forever.**

And we **do covenant with the said** George T. Keith and wife, Orlean Seat Keith **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.**

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** George T. Keith and wife, Orlean Seat Keith their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 3rd **day of** January, 19 58

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 3rd **day of** January, 1958

Commission expires February 3, 1961

A. M. Tenison **Notary Public**

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