THIS FORM FURNISHED BY ATTORNEYS TITLE CO

WARRANTY DEED

For and in consideration of the sum of $10.00

TEN & NO/100 **DOLLARS**

cash in hand paid and other valuable considerations, 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 M. House and wife, Dorothy Murray House, **their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:** being Lot No. 171 on the Plan of Charlotte Park Subdivision, Section II, as of record in Book 2663, page 23, Register's Office for said County.

Said Lot No. 171 fronts 67 feet on the southeasterly side of Annex Avenue and runs back 195 feet on the northeasterly line and 152.3 feet on the southwesterly line to a dead line in the rear on which it measures 79.5 feet.

Being the same property conveyed to Gerald E. Sheridan, by deed from Consolidated Developments, Inc., of record in Book 2736, page 301, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back 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 George M. House and wife, Dorothy Murray House, **their heirs and assigns, forever.**

And we **do covenant with the said** George M. House and wife, Dorothy Murray House **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 1958 taxes which have been prorated and assumed by 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** George M. House and wife, Dorothy Murray House, **their heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 6th **day of** June, 1958

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 6th **day of** June, 19 58

Commission expires [illegible] 1961

A. M. Tenison
Notary Public





