K 2805

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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

Cash in hand paid by Andrew M. Adair, Jr. and mother, Ritchie M. Adair, 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 Andrew M. Adair, Jr. and mother, Ritchie M. Adair 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. 64 on the Plan of Charlotte Park Subdivision, Section I, as of record in Book 2663, page 3, Register's Office for said County.

Said Lot No. 64 fronts 79 feet on the northerly side of American Road and extends back 131.5 feet on the westerly line and 186.2 feet on the easterly line to a dead line in the rear on which it measures 92.4 feet.

Being part of the property conveyed to Gerald E. Sheridan, by deed from Consolidated Developments, Inc., of record in Book 2741, page 292, Register's Office for Davidson County, Tennessee.

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 Andrew M. Adair, Jr. and mother, Ritchie M. Adair their heirs and assigns, forever.

And we do covenant with the said Andrew M. Adair, Jr. and mother, Ritchie M. Adair 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 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 Andrew M. Adair, Jr. and mother, Ritchie M. Adair, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 18th day of September, 19 58

Gerald E. Sheridan

Catherine R. Sheridan

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