BK 2813

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of THIRTEEN THOUSAND ONE HUNDRED AND NO/100 ------- ($13,100.00) ---------- DOLLARS

Cash in hand paid by Carl Toy and wife, Louise G. Toy, 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 CARL TOY AND WIFE, LOUISE G. TOY

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. 120 on the Map of Charlotte Park Subdivision, Section II, as of record in Book 2663, page 23, Register's Office for said County.

Said Lot No. 120 fronts 68 feet on the northwesterly side of Annex Avenue, and extends back between lines 149.7 feet on the southwesterly line and 149.6 feet on the northeasterly line to a dead line in the rear measuring 68 feet thereon.

Being part of the property conveyed to Gerald E. Sheridan by warranty deed from Consolidated Development, Inc., as of record in Book 2796, page 514, 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 Carl Toy and wife, Louise G. Toy their heirs and assigns, forever.

And we do covenant with the said Carl Toy and wife, Louise G. Toy 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 Carl Toy and wife, Louise G. Toy their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 12th day of November, 1958

Gerald E. Sheridan

Catherine R. Sheridan

PG 311