K 2862

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ----------

Ten and no/100----------($10.00)---------- **DOLLARS**

cash in hand paid and other good and valuable considerations the receipt of which is hereby acknowledged.

Gerald E. Sheridan and wife, Catherine R. Sheridan

have bargained and sold, and by these presents do transfer and convey unto the said Billy D. Morton

his **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Landin Davidson County, Tennessee in the 8th Civil District, being Lot No. 68 on the Map of Charlotte Park Subdivision, Section I, as of record in Book 2663, pages 2, 3, 4, 5 and 6, Register's Office for said County,

Said Lot No. 68 fronts a total of 76.9 feet along the westerly curve of American Court, and extends back 157.0 feet on the northerly line, and 127.0 feet on the southerly line, to an irregular line in the rear on which it measures 89.3 feet.

Being the same 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.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Billy D. Morton

his **heirs and assigns, forever.**

And we **do covenant with the said** Billy D. Morton

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** Billy D. Morton

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

Witness our **hands this** 9th **day of** January, 19 59.

Gerald E. Sheridan

Catherine R. Sheridan

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