BK 2862

For and in consideration of the sum of $ - - - - - - - $10.00 - - - - - - - - - - - - - - - - - - - Ten and no/100 - - - - - - - - - - - - DOLLARS - - - - - - - - - - - - - - - - - - and other good and valuable considerations, cash in hand paid by Walter S. Gafford and wife, Louise B. Gafford, the receipt of all of which is hereby acknowledged.

We, Gerald E. Sheridan and wife, Catherine Sheridan have bargained and sold, and by these presents do transfer and convey unto the said Walter S. Gafford and wife, Louise B. Gafford their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 137 on the Plan of Charlotte Park Section II, of record in Book 2663, pages 22 and 23, Register's Office for said County, and described as follows:

Beginning at a point in the easterly margin of Annex Avenue at the corner of Lots 137 and 138; thence with the line between said Lots, southeasterly 145.5 feet to a corner of Lot No. 201; thence with the line between lots 137 and 201, northeasterly 90.7 feet to the south margin of Freedom Drive; thence with the margin of the same, northwesterly 125 feet to the beginning of a curve; thence around said curve westerly 39.3 feet to the margin of Annex Avenue; thence with the margin of the same, southwest 69 feet to the point of beginning.

Being part of the property conveyed to Consolidated Developments, Inc., by deed from Mary L. McPherson, of record in Book 2453, page 617, said Register's Office, and being the same property conveyed to Gerald E. Sheridan and wife, Catherine Sheridan by deed from Consolidated Developments, Inc., being filed for record in Book _____, page______, Register's Office for Davidson County, Tennessee.

The above conveyance is made subject to Restrictions filed for record July 9, 1957, in Book 2689, page 38, R.O.D.C., and subject to Agreement dated August 27, 1956, filed for record September 11, 1956 of record in Book 2593, page 566, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Walter S. Gafford and wife, Louise B. Gafford their heirs and assigns, forever.

And we do covenant with the said Walter S. Gafford and wife, Louise B. Gafford 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 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 Walter S. Gafford and wife, Louise B. Gafford their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 14th day of January, 1959

Gerald E. Sheridan   Catherine Sheridan

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Personally appeared before me, Phillip E. Cole, a Notary Public in and for said County and State, the within named Gerald E. Sheridan and wife, Catherine Sheridan the bargainors 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 Nashville, Tennessee, this 14th day of January, 1959.

Commission expires May 16, 1961   Notary Public

Mid-South Mortgage Corporation

Warranty Deed

FROM 15336

Gerald E. Sheridan, et ux.

To

Walter S. Gafford, et ux.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 16 day of JAN A.D. 1959 at 11:57 o'clock
Noted in Book 92 Page 743
Recorded in Book ... Page ...
Recording Fee $3.00
JAMES P. WILSON, Register

PG 491