K 2904

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of THIRTEEN THOUSAND FIVE HUNDRED AND NO/100 ----- ---------- ($13,500.00) ---------- **DOLLARS**

Cash inhand paid by Willard C. Wright, Jr. and wife, Inger Marie Wright, 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** WILLARD C. WRIGHT, JR. AND WIFE, INGER MARIE WRIGHT

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. 172 on the Map of Charlotte Park Subdivision, Section II, as of record in Book 2663, pages 22 and 23, Register's Office for said County.

Said Lot No. 172 fronts 67.0 feet on the southeasterly side of Annex Avenue. and extends back 152.3 feet on the northeasterly line and 110.0 feet on the southwesterly line, to a line in the rear, measuring 79.3 feet thereon.

Being a part of the property conveyed to Gerald E. Sheridan and wife, Catherine R. Sheridan, by deed from Consolidated Developments, Inc., as of record in Book 2813, page 490, 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 Willard C. Wright, Jr. and wife, Inger Marie Wright their **heirs and assigns, forever.**

And we **do covenant with the said** Willard C. Wright, Jr. and wife, Inger Marie Wright **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 for 1959 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** Willard C. Wright, Jr. and wife, Inger Marie Wright, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 6th **day of** May, 19 59

Gerald E. Sheridan

Catherine R. Sheridan

PG 433