K 2907

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $ - - - - - - - - $10.00 - - - - - - - - - - - - - - - - - - DOLLARS
- Ten and No/100 - - - - - - - - - - - - - - -
and other good and valuable considerations, cash in hand paid by William A. Monk and wife, Betty J. Monk, the receipt of all of which is hereby acknowledged.

This conveyance is made subject to restrictive covenants contained in an instrument of record in Book 2803, page 210, Register's Office for Davidson County, Tennessee.

We, Gerald E. Sheridan and wife, Catherine R. Sheridan
have bargained and sold, and by these presents do transfer and convey unto the said
William A. Monk and wife, Betty J. Monk
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. 266 on the Plan of Charlotte Park Subdivision, Section IV, as of record in Book 2663, page 71, Register's Office for said County.
Said Lot No. 266 fronts 79 feet on the southeasterly side of Foundary Drive, and runs back between lines 140 feet on the northeasterly line and 138.5 feet on the southwesterly line to a dead line in the rear, measuring 79 feet thereon.
Being part of the property conveyed to Gerald E. Sheridan, by deed from Hendley and Whiteside Builders, Inc., of record in Book 2877, page 303, 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 William A. Monk and wife, Betty J. Monk heirs and assigns, forever.

And we do covenant with the said William A. Monk and wife, Betty J. Monk 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, with exception of the 1959 State and County Taxes which are prorated and assumed by the Grantees.

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 William A. Monk and wife, Betty J. Monk their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 20th day of May, 19 59

Gerald E. Sheridan

Catherine R. 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 R. Sheridan, the bargainor s, 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 20th day of May, 19 59

Commission expires May 16, 1961

Phillip E. Cole
Notary Public

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