BK 2907

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $- - - - - - - $10.00 - - - - - - - - - - - - - - - - - -
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and other good and valuable considerations cash in hand paid by Ray P. Watson and wife, Mary M. Watson, 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 Ray P. Watson and wife, Mary M. Watson 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. 249 on the Map of Charlotte Park, Section IV, as of record in Book 2663, page 71, Register's Office for said County. Said Lot No. 249 fronts 91 feet on the easterly side of Henry Ford Drive, and runs back 148.4 feet on the northerly line and 141.4 feet on the southerly line to a dead line in the rear, measuring 44 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 Ray P. Watson and wife, Mary M. Watson their heirs and assigns, forever.

And we do covenant with the said Ray P. Watson and wife, Mary M. Watson 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 1959 State & 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 Ray P. Watson and wife, Mary M. Watson their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 21st 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 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 21st day of May, 19 59

Commission expires May 16, 1961

Phillip E. Cole
Notary Public

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