K 2961

G-70260
$17,000

52918

WARRANTY DEED

FROM

GERALD E. SHERIDAN AND WIFE,

CATHERINE R. SHERIDAN

TO

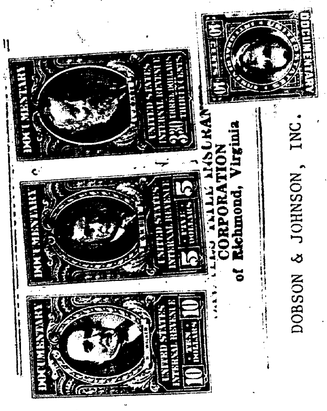
WASHINGTON B. STONE AND WIFE,

AGNES C. STONE

REGISTER'S OFFICE

STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record this 25 day of Sept A.D. 19 59
at 3:04 o'clock P M.
Noted in Book 94 Page 152
Recorded in Book Page
Recording Fee $ 3.25
By Jno. W. Wilson County Register
Dept. Reg.



DOBSON & JOHNSON, INC.

TENNESSEE TITLE COMPANY

For and in Consideration of the sum of $10.00

----------TEN AND NO/100---------- DOLLARS

Cash paid by Washington B. Stone and Wife, Agnes C. Stone, and other good and valuable considerations, 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 Washington B. Stone and Wife, Agnes C. Stone,

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 15th Civil District of Davidson County, Tennessee, being Lot No. 158 on the Plan of Fortland Park, Section I, as of record in Book 2663, Page 61, said Register's Office, and described as follows:

Said Lot No. 158 begins at a point in the westerly margin of Hody Drive, the corner of Lots Nos. 157 and 158; thence westerly along the line between said two lots 157.8 feet to a point; thence southwesterly 65.1 feet to a point, the corner of Lots 158 and 159; thence southeasterly along the line between said two lots, 160 feet to a point in the westerly margin of Hody Drive; thence northeasterly along the margin of said Drive, 33.77 feet to a point, and continuing thence northeasterly along the margin of said Drive, 46.2 feet to the point of beginning.

Being part of the same property conveyed to Gerald E. Sheridan and Wife, Catherine R. Sheridan by deed from Metropolitan Land Corporation, of record in Book 2797, page 532, Register's Office for said County.

Metropolitan Land Corporation joins in this deed for the purpose of consenting to the same and of releasing and waiving any and all rights of repurchase of said lot reserved to it in Restrictions of record in Book 2753, Page 612, Register's Office for Davidson County, Tennessee. But such waiver and release shall apply only to the transfer of said lot to Washington B. Stone and Wife, Agnes C. Stone, and any further sale or transfer of said lot by said parties shall be subject to said repurchase provisions.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Washington B. Stone and Wife, Agnes C. Stone their heirs and assigns, forever.

And we do covenant with the said Washington B. Stone and Wife, Agnes C. Stone 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 1959 taxes which have been pro-rated and purchaser will pay when due.

G 579