K 2963



WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Twelve Thousand Nine Hundred Fifty and No/100 ---
----------($12,950.00) ---------- DOLLARS
Cash in hand paid by Joseph E. Fisher and wife, Randi C. Fisher, 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 Joseph E. Fisher and wife, Randi C. Fisher 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. 131 on the Plan of Charlotte Park Subdivision, Section II, as of record in Book 2663, pages 22 and 23, Register's Office for Davidson County, Tennessee.

Said Lot No. 131 fronts 70.0 feet on the northwesterly side of Annex Avenue, and extends back 148.9 feet on the northeasterly line and 149.0 feet on the southwesterly line, to a line in the rear on which it measures 70.0 feet.

Being a part of the same property conveyed to Gerald E. Sheridan by deed from Consolidated Development Company, Inc., 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 Joseph E. Fisher and wife, Randi C. Fisher their heirs and assigns, forever.

And we do covenant with the said Joseph E. Fisher and wife, Randi C. Fisher 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 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 Joseph E. Fisher and wife, Randi C. Fisher their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 2nd day of October, 1959

Gerald E. Sheridan

Catherine R. Sheridan

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