BK 2992

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Thirteen Thousand Eight Hundred and No/100 -------
----------($13,800.00) ----------DOLLARS
Cash in hand paid by Ravenell Elrod, the receipt of which is hereby acknowledged,

SHERIDAN CONSTRUCTION COMPANY,
a Tennessee Corporation with its principal office and place of business at
Nashville, Tennessee

has bargained and sold, and by these presents do/es transfer and convey unto the said
Ravenell Elrod

her 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. 391 on the Map of Charlotte Park Subdivision, Section 5, as of record in Book 2663, page 112, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southwesterly margin of Scholarship Drive; thence with said Drive southwesterly 80.2 feet, and continuing 26.6 feet to a point; thence around a curve in a southerly direction 39.3 feet to a point in the northwesterly margin of Achievement Drive; thence with said Drive southwesterly 89.8 feet to a point; thence north 51 degrees 48 minutes west 123.9 feet to a point; thence north 38 degrees 17 minutes east, 120.0 feet to the beginning.

Being a part of the property conveyed to Sheridan Construction Company, by deed from Consolidated Developments, Inc., as of record in Book 2884, page 9, Register's Office for Davidson County, Tennessee.

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 Ravenell Elrod her heirs and assigns, forever.

And it does covenant with the said Ravenell Elrod that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And Sheridan Construction Company do/es further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Ravenell Elrod her heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF SHERIDAN CONSTRUCTION COMPANY, a Corporation aforesaid has caused this instrument to be executed by its duly authorized officer on this 3rd day of November 1959.

SHERIDAN CONSTRUCTION COMPANY

By: Gerald E. Sheridan
Gerald E. Sheridan, President

PG 431