BK 3028

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of EIGHTEEN THOUSAND TWO HUNDRED AND NO/100 ------- ($18,200.00) ------- DOLLARS Cash in hand paid by Warren H. Lovelace and wife, Dorothy H. Lovelace, 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 transfer and convey unto the said WARREN H. LOVELACE AND WIFE, DOROTHY H. LOVELACE

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. 59 on the Map of Caldwell Country Estates, Section 1, as of record in Book 2663, page 68, Register's Office for said County.

Said Lot No. 59 fronts 115.0 feet on the northeast margin of Danby Drive and runs back 372.8 feet on the northwest line and 315.0 feet on the southeast line to a dead line, measuring 128.5 feet thereon.

Being a part of the property conveyed to Sheridan Construction Company by warranty deed from Greer Development Corporation, as of record in Book 2959, page 173, 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 Warren H. Lovelace and wife, Dorothy H. Lovelace their heirs and assigns, forever.

And it does covenant with the said Warren H. Lovelace and wife, Dorothy H. Lovelace 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, except for 1960 taxes, which have been prorated and are hereby assumed by the purchasers.

And Sheridan Construction Company, its successors do further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said Warren H. Lovelace and wife, Dorothy H. Lovelace their 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 this 4th day of February, 1960.

SHERIDAN CONSTRUCTION COMPANY

By Gerald H. Sheridan, President

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