BK 3031

71229

G-156960

WARRANTY DEED

FROM

GERALD E. SHERIDAN AND WIFE,

CATHERINE R. SHERIDAN

TO

THOMAS C. PHELPS AND WIFE,

VIRGINIA R. PHELPS

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 3 day
of MAR A.D. 1960
at 2:18 o'clock P.M.
Noted in Book 95 Page 220
Recorded in Book Page
Recording Fee $2.25
JAMES P. WILSON, Register
By

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

DOBSON & JENNINGS, INC.

APPROVED AS TO LEGALITY ON
THIS 3rd DAY OF March 1960
BY Ward DeWitt

WARRANTY DEED

For and in Consideration of the sum of $10.00

---TEN AND NO/100---

DOLLARS

Cash paid by Thomas C. Phelps and Wife Virginia R. Phelps, 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

Thomas C. Phelps and Wife, Virginia R. Phelps

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. 159 on the Plan of Fortland Park, Section 1, as of record in Book 2868, Page 61, Register's Office for Davidson County, Tennessee.

Said Lot No. 159 fronts 85 feet on the westerly side of Hody Drive and runs back between lines 160 feet on the northeasterly side and 185.1 feet on the southwesterly side to a dead line in the rear on which it measures 60.1 feet.

Being part of the real property conveyed to Gerald E. Sheridan and Wife, Catherine R. Sheridan, by deed from Metropolitan Land Corporation, dated June 27, 1958, filed July 28, 1958, and recorded in Book 2797, Page 582, Register's Office for Davidson County, Tennessee.

PG 160