K 3067

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of THIRTEEN THOUSAND NINE HUNDRED AND NO/100 ----- ---------- ($13,900.00) ---------- DOLLARS Cash in hand paid by Artis D. 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 ARTIS D. ELROD, UNMARRIED

his 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. 368 on the Map of Charlotte Park Subdivision, Section V, as of record in Book 2663, page 111, Register's Office for said County.

Said Lot No. 368 fronts 75.4 feet on the northeasterly side of Scholarship Drive and extends back 148.3 feet on the northwesterly line and 153.2 feet on the southeasterly line, to a line in the rear, on which it measures 67.0 feet.

Being a part of the property conveyed to Sheridan Construction Company by warranty deed from Consolidated Developments, Inc., as of record in Book 2883, page 9, 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 Artis D. Elrod his heirs and assigns, forever.

And it does do covenant with the said Artis D. 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, except for 1960 taxes, which have been prorated and are hereby assumed by the purchasers.

And Sheridan Construction Company does/es further covenant and bind itself, its / successors and representatives, to warrant and forever defend the title to the said land to the said Artis D. Elrod his 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 21st day of April, 1960.

SHERIDAN CONSTRUCTION COMPANY

By Gerald E. Sheridan

Gerald E. Sheridan, President

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