BK 3096

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of SEVENTEEN THOUSAND AND NO/100 ---------- ($17,000.00) ---------- DOLLARS Cash in hand paid by James H. Walker, Jr. and wife, Augusta E. Walker, 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 JAMES H. WALKER, JR. AND WIFE, AUGUSTA E. WALKER 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. 30 on the Map of Caldwell Country Estates, as of record in Book 2663, page 68, Register's Office for said County.

Said Lot No. 30 fronts 80.0 feet on the northeast margin of Salem Drive and extends back 228.4 feet on the northwest line and 228.4 feet on the southeast line to a dead line, measuring 80.0 feet thereon.

Being a part of the property conveyed to Gerald E. Sheridan and wife, Catherine R. Sheridan, by warranty deed from Greer Development Corporation, as of record in Book 2881, page 419, 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 James H. Walker, Jr. and wife, Augusta E. Walker their heirs and assigns, forever.

And we do covenant with the said James H. Walker, Jr. and wife, Augusta E. Walker 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, except for 1960 taxes, which have been prorated and are hereby assumed by the purchasers.

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 James H. Walker, Jr. and wife, Augusta E. Walker their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 17th day of June, 19 60

Gerald E. Sheridan

Catherine R. Sheridan

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