4311

WARRANTY DEED

FROM

Sheridan Construction Company

TO

J. Lillard Templeton, Jr. and wife, Martha E. Templeton

10:22 76 788 2.90

Attorneys Title Company

Titles Guaranteed

Suite 5, Stahlman Bldg.
NASHVILLE, TENN.

For and in Consideration of the sum of Ten Dollars ($10.00) - DOLLARS

and other good and valuable considerations, cash in hand paid to the undersigned, Sheridan Construction Company, a Tennessee corporation, by J. Lillard Templeton, Jr., and wife, Martha E. Templeton, receipt of which is hereby acknowledged, the said Sheridan Construction Company

has bargained and sold, and by these presents do transfer and convey unto the said J. Lillard Templeton, Jr. and wife, Martha E. Templeton their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 312 on the Plan of Hillwood Estates, Section 12, as of record in Book 2663, page 109, Register's Office for said County, described as follows:

Beginning on the westerly margin of Sedberry Road at the corner of Lots Nos. 312 and 313; thence with the line between said two lots westwardly 293.4 feet; thence north 27 degrees east 250 feet to the southerly margin of Gun Club Road; thence with same eastwardly 234.2 feet to the beginning of a curve; thence around said curve with a radius of 26.1 feet southeastwardly 38.2 feet to the westerly margin of Sedberry Road; thence with same southwardly 108.9 feet to the beginning.

Being the same real property conveyed to Sheridan Construction Company, a Tennessee corporation, by deed from William E. Norvell, II, and wife, dated May 31, 1960, filed June 9, 1960, and recorded in Book 3075, page 27, said Register's Office.

The above described property is conveyed expressly subject to:

1. Ten-foot utility easement along the westerly line of premises, 100-foot building setback line from Sedberry Road and 40-foot building setback line from Gun Club Road, and conditions of owner's certificate, as shown on plan of record in Book 2663, page 109, Register's Office for Davidson County, Tennessee, the latter providing that no lot shall be subdivided or changed to produce less area until a system of sewers is installed and approved, and not then if less area results than established by restrictions on property.

2. Agreement as set out in deed from H. G. Hill Realty Company, to William E. Norvell II and wife, Emma O. Norvell, dated January 23, 1959, filed February 2, 1959, and recorded in Book 2875, page 31, Register's Office for Davidson County, Tennessee, as follows: