BK 3177

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Twenty One Thousand Two Hundred Fifty and No/100 -- --------------------------------($21,250.00) -------------------------DOLLARS Cash in hand paid by Allen Dunkerley, Jr. and wife, Mary Lois Dunkerley 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 ~~have~~ bargained and sold, and by these presents does transfer and convey unto the said Allen Dunkerley, Jr. and wife, Mary Lois Dunkerley 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. 149 on the Plan of Caldwell Country Estates, Section II, as of record in Book 2663, page 128, Register's Office for Davidson County, Tennessee.

Said Lot No. 149 fronts 138.21 feet on the southeasterly margin of Timberdale Court and extends back 452.75 feet on the northeasterly line and 451.3 feet on the southwesterly line, to a dead line in the rear, measuring 122.1 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 3103, page 279, Register's Office for Davidson County, Tennessee.

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 Allen Dunkerley, Jr. and wife, Mary Lois Dunkerley their heirs and assigns, forever.

And it does ~~do~~ covenant with the said Allen Dunkerley, Jr. and wife, Mary Lois Dunkerley 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 1961 taxes which have been assumed by the purchasers.

And Sheridan Construction Company does further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Allen Dunkerley, Jr. and wife, Mary Lois Dunkerley 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 on this 9th day of January 1961.

SHERIDAN CONSTRUCTION COMPANY

By: Gerald E. Sheridan

Gerald E. Sheridan, President

PG 323