K 3182

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Ten and No/100 ----------

----------($10.00) ----------DOLLARS

Cash in hand paid by L. Poyner Thweatt, Jr. and wife, Margaret A. Thweatt, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

SHERIDAN CONSTRUCTION COMPANY,
a Tennessee Corporation with its principal office and place of business at
Nashville, Tennessee

has ~~xxxx~~ bargained and sold, and by these presents do/~~x~~transfer and convey unto the said
L. Poyner Thweatt, Jr. and wife, Margaret A. Thweatt

their ~~xxx~~ 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. 325 on the Plan of Hillwood Estates, Section 12, as of record in Book 2663, page 109, Register's Office for said County.

Said Lot No. 325 fronts 170 feet on the easterly side of Sedberry Road and extends back between lines 250 feet to a dead line measuring 175 feet thereon.

Being the same property conveyed to Sheridan Construction Company, a Tennessee Corporation, by deed from Union Development Company, a Tennessee Corporation, of record in Book 3134, page 227, 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 L. Poyner Thweatt, Jr. and wife, Margaret A. Thweatt their heirs and assigns, forever.

And it does ~~x~~ covenant with the said L. Poyner Thweatt, Jr. and wife, Margaret A. Thweatt 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 prorated and are hereby assumed by the purchasers.

And Sheridan Construction Company do/~~x~~es further covenant and bind itself, its successors ~~xxxx~~ and representatives, to warrant and forever defend the title to the said land to the said L. Poyner Thweatt, Jr. and wife, Margaret A. Thweatt, 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 21st day of February 1961.

SHERIDAN CONSTRUCTION COMPANY

By: Gerald E. Sheridan
Gerald E. Sheridan, President

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