K 3221

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 Robert M. Roy and wife, June S. Roy, 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 have **bargained and sold, and by these presents do transfer and convey unto the said** Robert M. Roy and wife, June S. Roy

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. 328 on the Plan of Hillwood Estates, Section XII, as of record in Book 2803, page 107, Register's Office for said County.

Said Lot No. 328 begins on the easterly margin of Jedhenry Road at the corner of Lots Nos. 328 and 329; thence with the line between said two lots easterly 219 feet to the corner of Lots Nos. 329 and 330; thence with the line between said two lots northwardly 130 feet to the southerly margin of Olive Branch Drive; thence with same, westwardly 106 feet to the beginning of a curve; thence around said curve with a radius of 25 feet southwestwardly 39.3 feet to the easterly margin of said Jedhenry Road; thence with same southwardly 105 feet to the beginning.

Being the same property conveyed to Sheridan Construction Company by deed from Hill Development Company, of record in Book 3110, page 13, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and building 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 Robert M. Roy and wife, June S. Roy their **heirs and assigns, forever.**

And it does **do covenant with the said** Robert M. Roy and wife, June S. Roy **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 ad valorem taxes which have been prorated and are hereby assumed by the purchasers.

And Sheridan Construction Company **do further covenant and bind** itself, its successors **heirs and representatives, to warrant and forever defend the title to the said land to the said** Robert M. Roy and wife, June S. Roy 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 27th day of April, 1972.

SHERIDAN CONSTRUCTION COMPANY

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

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