BK 3250

WARRANTY DEED

FROM

Sheridan Construction Company

15190

TO

Herschel A. Graves, Jr. and

Barbara M. Graves

Attorneys Title Co

Titles Guaranteed

5 Stahlman Bldg.

314244

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, by Herschel A. Graves, Jr. and wife, Barbara M. Graves, 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 Herschel A. Graves, Jr. and wife, Barbara M. Graves

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. 310 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. 310 fronts 200 feet on the westerly side of Sedberry Road and extends back between parallel lines 250 feet to a dead line.

Being the same real property conveyed to Sheridan Construction Company, a Tennessee corporation, by deed from Hamilton Wallace and wife, dated January 24, 1961, filed January 27, 1961, and recorded in Book 3179, page 409, said Register's Office.

The above described property is conveyed expressly subject to:

1. Ten-foot utility easement along rear line of premises, 100-foot building setback line from Sedberry 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 Hamilton Wallace and wife, Anne B. Wallace, dated January 22, 1959, filed February 2, 1959, and recorded in Book 2875, page 47, Register's Office for said county as follows:

"It is understood and agreed that the grantees shall consult with Davidson County Highway Department before the installation of any driveway, culvert, or other structure within the dedicated roadway and such placement or construction shall be done in accordance with the rules and regulations of said Highway Department."

PG 143