WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $20,500.00

Twenty Thousand, Five Hundred and no/100 **DOLLARS**

Cash in hand paid by Alvin B. Tidwell and wife, Joanne B. Tidwell, 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 do**es **transfer and convey unto the said** Alvin B. Tidwell and wife, Joanne B. Tidwell

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. 168, Caldwell Country Estates, Section II, as of record in Book 2663, page 128, Register's Office for Davidson County, Tennessee.

Said Lot No. 168 fronts 83 feet on the west side of Darlington Court and runs back between lines 201.1 feet on the northerly line and 329.1 feet on the southerly line to a dead line in the rear on which it measures 170.3 feet thereon.

Being the same property conveyed to Sheridan Construction Company by deed from Greer Development Corporation of record in Book 3222, page 495, 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 Alvin B. Tidwell and wife, Joanne B. Tidwell their **heirs and assigns, forever.**

And it does ~~is~~ **covenant with the said** Alvin B. Tidwell and wife, Joanne B. Tidwell **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**es **further covenant and bind** itself, its successors ~~heirs~~ **and representatives, to warrant and forever defend the title to the said land to the said** Alvin B. Tidwell and wife, Joanne B. Tidwell 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 20th day of September, 1961

~~Witness hand this day of 19~~

SHERIDAN CONSTRUCTION COMPANY

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