K 3286

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $17,900.00

Seventeen Thousand, Nine Hundred and no/100 **DOLLARS**

Cash in hand paid by Billy Monroe Paxton and wife, Jewell L. Paxton, 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/transfer and convey unto the said** Billy Monroe Paxton and wife, Jewell L. Paxton

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. 164, on the Plan of Caldwell Country Estates, Section II, as of record in Book 2663, page 128, Register's Office for said County.

Said Lot No. 164 fronts 47.63 feet on the southwesterly margin of Darlington Court, and runs back between lines of 195.1 feet on the northwesterly side and 170 feet on the easterly side to a dead line measuring 214.23 feet thereon.

Being Part of the same property conveyed to Sheridan Construction Company, by deed from Greer Development Corporation, of record in Book 3222, page 495, 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 Billy Monroe Paxton and wife, Jewell L. Paxton their **heirs and assigns, forever.**

And it does ~~do~~ **covenant with the said** Billy Monroe Paxton and wife, Jewell L. Paxton **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/further covenant and bind itself, its successors ~~heirs~~ **and representatives, to warrant and forever defend the title to the said land to the said** Billy Monroe Paxton and wife, Jewell L. Paxton their **heirs and assigns against the lawful claims of all persons, whomsoever.**

IN WITNESS WHEREOF SHERIDAN CONSTRUCTION CO., a Corporation aforesaid has caused this instrument to be executed by its duly authorized officer on this 8th day of September, 1961.

SHERIDAN CONSTRUCTION COMPANY

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

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