K 3432

TENNESSEE TITLE COMPANY

WARRANTY DEED FORM 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ 12,900.00 ----------
Twelve Thousand, Nine Hundred and No/100 ----------DOLLARS

Cash in hand paid by James E. Phelps and wife, Joan Faye Phelps, 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 James E. Phelps and wife, Joan Faye Phelps

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. 632 on the Map of Cloverhill, Section VIII, as of record in Book 2331, pages 10 and 11, Register's Office for said County, Tennessee.

Said lot fronts 90 feet on the south side of Cloverwood Drive and runs back between lines, 177.3 feet on the east line and 201.7 feet on the west line to a dead line in the rear, measuring 72 feet thereon.

Being the same property conveyed to Sheridan Construction Company, by deed from John R. Edwards and wife, as of record in Book 3286, page 327, 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 James E. Phelps and wife, Joan Faye Phelps their heirs and assigns, forever.

And it does/~~do~~ covenant with the said James E. Phelps and wife, Joan Faye Phelps 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 the 1962 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 James E. Phelps and wife, Joan Faye Phelps their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF SHERIDAN CONSTRUCTION CO., a Corporation aforesaid has caused this ~~Witness.....hand.....this.....day~~ instrument to be executed by its duly authorized officer on this 30th day of August, 1962.

SHERIDAN CONSTRUCTION COMPANY

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

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that.....executed the within instrument for the purposes therein contained. Witness my hand and official seal at.....

....., Tennessee, this.....day of.....19.....

Commission expires.....

.....
Notary Public

TENNESSEE TITLE COMPANY

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