K 3504

**WARRANTY DEED** THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten ($10.00) and no/100---------- ---------- DOLLARS

and other valuable consideration, the receipt of all of which is hereby acknowledged.

Sheridan Construction Company, a Tennessee corporation, has ~~have~~ bargained and sold, and by these presents do transfer and convey unto the said John K. Maddin, Jr. and wife, Mary Ann S. Maddin, 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. 106 on the Plan of Hillwood Estates, Section 7, as of record in book 2133, page 90, Register's Office for said County.

Said lot No. 106 fronts 200.1 feet on the southwesterly side of Hickory Valley Road, formerly West Hillwood Drive, and extends back 369.15 feet on the northwesterly line and 380 feet on the southeasterly line to a dead line, measuring 154.2 feet thereon.

Being the same real property conveyed to Sheridan Construction Company by deed from Coleman Douglas Helms, dated April 9, 1962, filed April 19, 1962, and recorded in book 3372, page 361, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John K. Maddin, Jr. and wife, Mary Ann S. Maddin, their heirs and assigns, forever.

And it does ~~six~~ covenant with the said John K. Maddin, Jr. and wife, Mary Ann S. Maddin 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 as of record. Taxes for 1963 have been prorated and assumed by grantees.

And Sheridan Construction Company, does ~~six~~ further covenant and bind itself, its successors and assigns ~~heirs and representatives~~, to warrant and forever defend the title to the said land to the said John K. Maddin, Jr. and wife, Mary Ann S. Maddin, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness the hand of its President this 4th day of Feb, 1963

Sheridan Const. Co.

Gerald Sheridan

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