K 3505

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Twenty Five Thousand and No/100 ---------- ($25,000.00) ---------- DOLLARS

Cash in hand paid by William F. Burton, Jr. and wife, Diane R. Burton, 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 bargained and sold, and by these presents do transfer and convey unto the said William F. Burton, Jr. and wife, Diane R. Burton

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. 399 on the Plan of Hillwood Estates, Section 15, as of record in Book 2900, page 117, Register's Office for said County.

Said Lot No. 399 fronts 175 feet on the southeasterly side of Post Road and extends back between parallel lines, 240.25 feet on the northeasterly line and 238.73 feet on the southwesterly line to a dead line in the rear, measuring 175 feet thereon.

Being the same property conveyed to Sheridan Construction Company, by deed from H. G. Hill Realty Company of record in Book 3225, page 609, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and setback 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 William F. Burton, Jr. and wife, Diane R. Burton their heirs and assigns, forever.

And it does covenant with the said William F. Burton, Jr. and wife, Diane R.Burton 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 1963 taxes which have been prorated and are hereby assumed by the purchasers.

And Sheridan Construction Company do further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said William F. Burton, Jr. and wife, Diane R.Burton 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 13th day of February, 1963.

SHERIDAN CONSTRUCTION COMPANY

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

PG 283