WARRANTY DEED

BOOK 3816 PAGE 870

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Horace T. Lavely, Jr. (NAME:)	Mr. & Mrs. Horace T. Lavely, Jr. (NAME:)	No. 8D-63115
Sedberry Road (STREET ADDRESS OR ROUTE NUMBER)	Sedberry Road (STREET ADDRESS)	Map 116-9
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 11 M.C

For and in Consideration of the sum of TEN AND NO/100 ($10.00)---------- ---------- *DOLLARS*

cash in hand paid and other good and valuable considerations to us paid by Horace T. Lavely, Jr. and wife, Gail B. Lavely, the receipt of which is hereby acknowledged,

We, Gerald E. Sheridan and wife, Catherine R. Sheridan, *have bargained and sold, and by these presents do transfer and convey unto the said* Horace T. Lavely, Jr. and wife, Gail B. Lavely, 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. 307 on the Plan of Hillwood Estates, Section 12, as of record in Book 2663, Page 109, Register's Office for said County, described as follows:

Beginning on the westerly margin of Sedberry Road at the corner of Lots Nos. 306 and 307; thence with the line between said two lots westwardly 242.5 feet; thence South 7 degrees 04 minutes West 126 feet to a concrete monument; thence South 27 degrees west 36 feet to the corner of Lots Nos. 307 and 308; thence with the line between said two lots eastwardly 244 feet to the westerly margin of Sedberry Road; thence with same northwardly 205.1 feet to the beginning.

Being the same real property conveyed to Gerald E. Sheridan and wife, Catherine R. Sheridan, by deed from Sheridan Construction Company, a Tennessee corporation, of record in Book 3074, page 123, Register's Office for said County.

This conveyance is made subject to restrictive covenants of record in Book 2877, page 419, as amended by instrument of record in Book 3074, page 163, Register's Office for Davidson County, Tennessee; Owner's Certificate, a 10 foot utility easement along rear line of premises and a 100 foot building setback line from Sedberry Road, as shown on plan of record in Book 2663, page 109, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as Sedberry Road, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Horace T. Lavely, Jr. and wife, Gail B. Lavely, their *heirs and assigns, forever.*

And we *do covenant with the said* Horace T. Lavely, Jr. and wife, Gail B. Lavely *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except by restrictive covenats; Owner's Certificate, easement and building setback line, as above set forth, subject to which this conveyance is executed.

And we, Gerald E. Sheridan and wife, Catherine ~~E.~~ R. Sheridan, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Horace T. Lavely, Jr. and wife, Gail B. Lavely, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 29 *day of* September, *19* 64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Gerald E. Sheridan

Gerald E. Sheridan

Catherine R. Sheridan

Catherine ~~E.~~ R. Sheridan

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Alice McMahon, a Notary Public in and for said County and State, the within named Gerald E. Sheridan and wife, Catherine R. Sheridan

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of September, 19 64.

Alice McMahon, Notary Public.

Commission Expires April 25, 1966

NOTARY PUBLIC ★ ALICE MCMAHON ★ DAVIDSON COUNTY, TENNESSEE

STATE OF
COUNTY OF

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

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

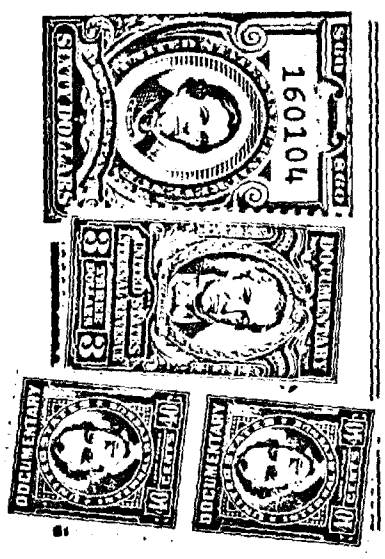
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STATE TAX $ 82.00
PROBATE .50
TOTAL $ 82.50

SEP 29 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID SEP 29 1964

Value 58000.00



52313

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 29 2 18 PM '64

NOTE BOOK 110 PAGE 135
RECORDING FEE $ 2.00
DEP. REG. 2

Return to
GUAR. TITLE
180 428

WARRANTY DEED

FROM
Gerald E. Sheridan et ux

TO
Horace T. Lavely, Jr. et ux