WARRANTY DEED

BOOK 4035 PAGE 115

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
T. Scott Fillebrown, Jr., et ux (NAME)	T. Scott Fillebrown, Jr., et ux (NAME)	Map 116-7
	3816 Hobbs' Road (STREET ADDRESS)	Par. 90
(STREET ADDRESS OR ROUTE NUMBER)		
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

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, the receipt of which is hereby acknowledged,

SHERIDAN CONSTRUCTION COMPANY

has ~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* T. SCOTT FILLEBROWN, JR., and wife, LAVINIA J. FILLEBROWN, *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. 2 on the Plan of Royal Oaks Resubdivision of Lots Nos. 3 through 10, of record in book 3700, page 1, Register's Office for said County, described as follows:

Beginning on the westerly margin of Lynnwood Lane at the common corner of lots Nos. 1 and 2; thence with the line between said two lots westerly 194.3 feet to the easterly margin of DuPont Street (unimproved); thence north 00° 06' 38" east 307.5 feet to a point; thence south 57° 35' east 113.6 feet to a concrete monument which is the westerly margin of Lynnwood Lane; thence with said Lane around a curve which has a radius of 150.00 feet southeasterly 126.3 feet to a concrete monument; thence with said Lane around another curve which has a radius of 50 feet southeasterly 53.3 feet; thence with the westerly margin of Lynnwood Lane 105.5 feet to the beginning.

Being part of the real property conveyed to Sheridan Construction Company, a Tennessee corporation, by deed from Jean D. Schwartz, et al, of record in book 3816, page 960, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 3877, page 494, and restrictive covenants of record in Book 1449, page 111, Register's Office for Davidson County, Tennessee; owner's certificate, a 5 foot public utility and drainage easement along northerly and southerly line, a 10 foot public utility and drainage easement along rear line, overhang easement across front of premises, 50 and 75 foot building setback line from Lynnwood Lane, as shown on plan of record in Book 3700, page 1, Register's Office for Davidson County, Tennessee.

This instrument prepared by: I. R. Schulman, Attorney
1100 American Trust Building
Nashville, Tennessee

unimproved (X)
This is improved ( ) property, known as Lynnwood Lane, 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 T. Scott Fillebrown, Jr., and wife, Lavinia J. Fillebrown, their *heirs and assigns, forever.*

And it *do/es covenant with the said* T. Scott Fillebrown, Jr., and wife, Lavinia J. Fillebrown *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 by restrictive covenants, owner's certificate, easements and setback lines as hereinabove set forth and taxes for the year 1966, subject to which this conveyance is executed.

And Sheridan Construction Company *do/es further covenant and bind* itself, its successors ~~and~~ *and representatives, to warrant and forever defend the title to the said land to the said* T. Scott Fillebrown, Jr., and wife, Lavinia J. Fillebrown, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness its *hand this* 12th *day of* ~~June~~ July, *19* 66., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

SHERIDAN CONSTRUCTION COMPANY

BY: Gerald E. Sheridan
Gerald E. Sheridan, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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.....

....., Notary Public.

Commission Expires.....

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, [illegible], a Notary Public of the State and County aforesaid, personally appeared Gerald E. Sheridan *, with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Sheridan Construction Company *, the within named bargainor, a corporation, and that* he *as such* President *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President

Witness my hand and seal, at office in Nashville, Tennessee
this 12th *day of* ~~June~~ [illegible], *19* 66

[illegible]
Notary Public

Commission Expires 10-27-68

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

[illegible]

STATE TAX $ 22.50
PROBATE .50
TOTAL $ 23.00

JUL 12 1966

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID JUL 12 1966

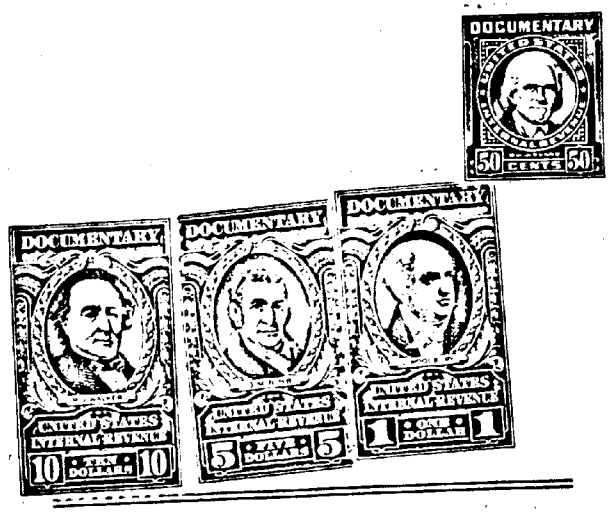
WARRANTY DEED

FROM

Sheridan Construction Company

TO

T. Scott Fillebrown, Jr., et ux



Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

35294

ALEX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

JUL 12 3 19 PM '66

NOTED: BOOK 1174 PAGE 401
RECORDING FEE $ 2.00
DEP. REG. ____

BOOK 4035 PAGE 118