BOOK 4429 PAGE 873

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William F. Sheridan, Sr. (NAME)	same (NAME)	Map 131-8 Pt. 71
4403 Scenic Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Eighteen Thousand ($18,000.00) and no/100- ---------- *DOLLARS*

Cash in hand paid by the conveyees herein, the receipt of which is hereby acknowledged,

(formerly Thalmann)

I, Ann H. Moss, *have bargained and sold, and by these presents do transfer and convey unto the said* William F. Sheridan, Sr. and Frances H. Sheridan their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:* Land in the 7th Civil District of Davidson County, Tennessee, being part of a 5.39 acre tract or lot in the Subdivision of the W. G. Hirsig Home Place, said subdivision being known as Zenaida Place, not of record, described according to survey by Geo. W. Watkins, Surveyor, dated June 17, 1952, as follows:

Beginning in the center of Glendale Lane, the northeast corner of E. L. Spain's property; thence along said center line south 84° 30' west 187.6 feet to a point, the northwest corner of the property conveyed to William F. Sheridan, Jr. and wife, by deed from Ed. W. Thalmann and wife, of record in Book 2150, page 285, Register's Office for said County; thence along Sheridan, Jr.'s westerly line south 3° 30' west 300 feet to a point; thence along Sheridan, Jr.'s southerly line easterly 155 feet to a point in Brown's Creek; thence south 0° 38' west 110 feet, more or less, to a point; thence south 76° 30' east 22 feet to the westerly margin of Scenic Drive; thence with the same south 9° 30' west 79 feet to an iron pipe; thence north 87° 30' west 346.8 feet to a point, the southeast corner of the Spain property; thence along Spain's easterly line north 2° 15' east 529.5 feet to the beginning.

Being part of the property conveyed to Ed. E. Thalmann and wife, Ann H. Thalmann, by deed from Amy Rose, of record in Book 2086, page 345, said Register's Office, the said Ed. E. Thalmann, having since died, and the said Ann H. Thalmann having since married J. E. Moss.

J. E. Moss joins in the execution of this deed for the purpose of transferring any and all right, title and interest he may have in said property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,000.00

Subscribed and sworn to before me, this the 5th day of May 19 70

Affiant

My commission expires: Aug. 17, 1970 (Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON CO.

This instrument prepared by Elkin Garfinkle, Attorney, Nashville, Tennessee.

This is unimproved ( ) improved (X) property, known as 4403 Scenic Drive, 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 William F. Sheridan, Sr. and wife Frances H. Sheridan *their heirs and assigns, forever.*

And we *do covenant with the said* William F. Sheridan, Sr. and wife Frances H. Sheridan *that* they are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Ann H. Moss (formerly Thalmann) *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* William F. Sheridan, Sr and wife Frances H. Sheridan, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 5th. *day of* May, *19* 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ann H. Moss

J. E. Moss

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named Ann H. Moss, (Formerly Thalmann) and husband, J. E. Moss

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 5th day of May, 19-70.

Mabel J. Austin, Notary Public.

My Commission Expires Aug. 11, 1971.

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 .....

WARRANTY DEED

FROM

Ann H. Moss

Neil TO

William F. Sheridan, Sr., et ux

4463 Scenic Dr.
Nash. Tenn
37204

A 8 2 9 9 7

IDENTIF. REFERENCE

JUL 8 11 43 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL-8?0 CONV 18.000.00
JUL-8?0 STAX * 46.80
JUL-8?0 PRFEE * .50
JUL-8?0 WDEED * 6.00
* 53.30

BOOK 4429 PAGE 876

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE