BOOK 4456 PAGE 979

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gerald E. Sheridan et ux	Gerald E. Sheridan et ux	Map 117-10
(NAME) 2209 Crestmoor Rd	(NAME)	Par. 77
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	pw
(CITY) (P. O. ZONE) (STATE)	(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, including the assumption in full of a debt secured by Deed of Trust of record in book 3732, page 207, Register's Office for Davidson County, Tennessee,

We, WALTER B. SANDLIN and wife, CAROLYN M. SANDLIN, and VIRGINIA B. SANDLIN,

have this day bargained and sold, and do hereby transfer and convey unto the said GERALD E. SHERIDAN and wife, CATHERINE R. SHERIDAN, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being part of lot No. 3 of Block A on the Plan of Hillsboro View Development Company's Subdivision, as of record in book 974, pages 64 and 65, Register's Office for said County.

Beginning on the northerly margin of Crestmoor Avenue at the corner of lots Nos. 3 and 4; thence with the line between said two lots, northwardly 175 feet; thence eastwardly 97 feet to the northwest corner of the property conveyed to A. N. Neal and wife, by deed from W. T. Sutton and wife, of record in book 1905, page 237, said Register's Office; thence with said Neal's western boundary line, southwardly 175.02 feet, more or less, to the northerly margin of Crestmoor Avenue; thence with said Avenue, westwardly 100 feet to the beginning.

Being the same property conveyed to Walter B. Sandlin and wife, Carolyn M. Sandlin, and Virginia B. Sandlin, by deed from J. J. Kinnard, Sr., and wife, Annie Taylor Kinnard, of record in book 3575, page 253, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 45,000.00

Subscribed and sworn to before me, this the 4th day of December 19 70

Affiant

My commission expires 4/25/71 (Affix Seal)

Notary Public

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

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GERALD E. SHERIDAN and wife, CATHERINE R. SHERIDAN, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except by taxes for the year 1970, which have been prorated and assumed by the Grantees.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Gerald E. Sheridan and wife, Catherine R. Sheridan, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 4th *day of* November, 1970, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Walter B. Sandlin

Carolyn M. Sandlin

Virginia B. Sandlin

This instrument prepared by:
Edwards, Schulman, McCarley, Hollins & Pride
900 American Trust Building
Nashville, Tennessee