Do Not Publish

WARRANTY DEED

BOOK 4566 PAGE 719

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas E. Baldridge et ux (NAME:)	Same (NAME:)	Map 116-7
2200 Church Street (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Par pal 91
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Same (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,

JAN-6??	CONV	32,500.00				
JAN-6??S'TAX			A*	84.50		
JAN-6??PR'FEE			A*	.50		
JAN-6??	W'DEED		A*	6.00	*	91.00

SHERIDAN CONSTRUCTION COMPANY

have bargained and sold, and by these presents do transfer and convey unto (has / does)

the said THOMAS E. BALDRIDGE and wife, MARTHA BALDRIDGE, 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. 3 in the Re-subdivision of lots Nos. 3 thru 10, on the Plan of Royal Oaks of record in book 3700, page 1, Register's Office for said County, as follows:

Beginning at a point in the northerly margin of Lynwood Lane at the common corner of lots Nos. 3 and 5; thence with the line between said two lots North 19° 16' East 362.6 feet to a point; thence North 58° 16' East 9.0 feet to a point; thence South 73° 18' West 267.7 feet to a point; thence South 00° 06' 38" East 220.0 feet to a point; thence South 57° 35' East 113.6 feet to a point, the northerly margin of Lynwood Lane; thence with the northerly margin of said Lane North 77° 34' East 50 feet to the point of beginning, containing 1.37 acres, more or less.

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

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 32,500.00

Affiant

Subscribed and sworn to before me, this the ____ day of January, 19??

Notary Public

My commission expires: 2-21-73
(Affix Seal)

This conveyance is made subject to restrictive covenants of record in book 1357, page 674, and book 1449, page 111, and book 3877, page 494, all in the Register's Office for Davidson County, Tennessee; owner's certificate, a 5-foot easement for public utilities and drainage along the southwesterly line of said premises, an 85-foot minimum building setback line from Lynwood Lane, an anchor easement on the northwesterly corner, an approved disposal field area and a 5-foot public utility and drainage easement along the easterly line of said premises, as shown on plan of record in book 3700, page 1, Register's Office for Davidson County, Tennessee, and easement and water rights of record.

This conveyance is made subject to the further covenant, which the grantees herein agree will run with the land and be binding upon grantees, their successors and assigns that any residence built on the property conveyed herein shall be built by the Sheridan Construction Company of Nashville, Tennessee, based upon plans and specifications agreed upon by the parties herein, their successors and assigns, under a standard A.I.A. cost-plus contract under which the Sheridan Construction Company will receive fifteen per cent (15%) of the cost of labor and materials as remuneration for the performance of said contract as agreed. This covenant shall be of no further force and effect at such time as the Sheridan Construction Company ceases to be owned and operated by Gerald E. Sheridan of Nashville, Tennessee.

unimproved ( )
This is improved ( ) property, known as ..... Lynwood 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 THOMAS E. BALDRIDGE and wife, MARTHA BALDRIDGE, their *heirs and assigns, forever.*

And it does ~~do~~ *covenant with the said* Thomas E. Baldridge and wife, Martha Baldridge, *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, easements, minimum building setback line, owner's certificate and disposal field area and other easements and water rights as hereinabove set forth.

And Sheridan Construction Company does ~~xxx~~ *further covenant and bind* itself, its successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Thomas E. Baldridge and wife, Martha Baldridge, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 7th *day of* February, 1972, *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
President

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BOOK 4566 PAGE 721

IDENTIF. REFERENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, JAN 6 3 17 PM '72 *, a Notary Public in and for said County and State, the within named* FELIX A. ... REGISTER DAVIDSON COUNTY, TENN. .....

.....

.....

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, Annie Jones *, 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 5th *day of* January *, 19* 72 *.*

Annie Jones
Notary Public

Commission Expires 5-12-73

NOTARY PUBLIC