BOOK 4612 PAGE 751

THIS INSTRUMENT PREPARED BY: Charles L. Cornelius, Jr., Esq.
18th Fl., Third National Bank Bldg.
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
Sheridan Construction Co.	Same as new owner	130-3
2319 Crestmoor Road		61
Nashville, Tennessee		Pcl

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Peter Davis has this day bargained and sold, and does hereby transfer and convey unto Sheridan Construction Co., its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 11, 12 and 13 on the Plan of Davis Estates, Section 6, of record in Book 4460, page 90, Register's Office for said County, as follows:

BEGINNING at a concrete monument in the westerly margin of Westview Avenue at the northeast corner of Davis Estates, Section 4, of record in Book 4175, page 87, said Register's Office; thence with the same, North 85° West 325 feet to a concrete monument in the easterly boundary of Davis Estates, Section 5, of record in Book 4460, page 89, said Register's Office; thence with the same, North 5° East 129.73 feet to a concrete monument; thence along Paul M. Davis, Jr.'s property, North 4° 45' 52" East 455.3 feet to a monument; thence South 85° East 325 feet to a monument in the westerly margin of Westview Avenue; thence with the same, South 4° 49' West 585 feet to the point of beginning.

Being a part of the same land devised to Paul M. Davis, Jr. and Peter Davis under the Will of Augusta Shwab Davis, of record in Will Book 75, page 24; under the will of Paul M. Davis, of record in Will Book 94, page 61, and conveyed by Paul M. Davis, Jr. to Peter Davis, by Quitclaim Deed of record in Book 4603, page 399, R.O.D.C., Tenn.

Ruth D. Davis, wife of Peter Davis, joins herein for the purpose of transfering, conveying, quitclaiming and releasing any and all interests which she has or may have in the said property.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is $76,500.00.

Affiant

Subscribed and sworn to before me,
this the 21st day of June , 1972.

Notary Public

My Commission Expires: April 25, 1974

TITLE TENNESSEE TITLE CO

This property is free and unencumbered except as follows:

1. 1972 Metropolitan Government and City of Belle Meade property taxes;

2. Easement to South Central Bell Telephone Co., of record in Book 4603, page 385, R.O.D.C., Tenn.

3. Restrictions recorded in Book 4603, page 389, R.O.D.C., Tenn.

4. The plan of record in Book 4460, page 90, R.O.D.C., Tenn., shows an Owner's Certificate, a 90 foot set-back line from Westview Avenue, a 10 foot easement for public utilities and drainage along the rear lines of said lots, and locates approved disposal field area of said lots.

This is unimproved property, known as Westview Avenue, Nashville, Tennessee, 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Sheridan Construction Co., its successors and assigns, forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

Peter Davis further covenants and binds himself, his heirs and representatives, to warrant and forever defend the title to said real estate to the said Sheridan Construction Co., its successors and assigns, against the lawful claims of all persons.

Witness our hands this 12th day of June, 1972.

PETER DAVIS

RUTH D. DAVIS

B64598

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IDENTIF. REFERENCE

JUN 22 12 37 PM '72
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN22'72 CONV 76,500.00
JUN22'72 S TAX A* 198.90
JUN22'72 PRFEE A* .50
JUN22'72 W'DEED A* 1.00
203.40

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Personally appeared before me, Lorraine E. Bartholomew, a Notary Public in and for said County and State, Peter Davis and Ruth D. Davis, the within named 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 Pasadena, California this 12th day of June, 1972.

Notary Public
Lorraine E. Bartholomew

My Commission Expires:
January 6, 1974

OFFICIAL SEAL
LORRAINE BARTHOLOMEW
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires Jan. 6, 1974