This Deed Prepared By:
Leon Ruben, Attorney
125 Lafayette Street
Nashville, TN 37210

from Information furnished by Seller.

phone mailed

WARRANTY DEED

BOOK 4792 PAGE 608

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mark Sheridan, et ux	1st Federal S & L Assoc.	
(NAME)	(NAME)	122-16
1011 Edwin Warner Drive	236 Fourth Avenue, North	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	22 (2nd)
Nashville, TN 37205	Nashville, TN 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of -----$10-----

----Ten and no/100---- Dollars,

Cash in hand paid and other good and valuable considerations receipt of which is hereby acknowledged including the assumption of balance due on a note secured by deed of trust of record in Book 4164, page 287, dated August 22, 1967, Louis R. Linx, Trustee to secure 1st Federal Savings & Loan in the original amount of $20,800.00 payable as therein specified.

We, Kelly M. Clements, Jr./and wife Dorothy J. Clements

have this day bargained and sold, and do hereby transfer and convey unto the said

Mark Sheridan and wife Anita Louise Sheridan

their (~~successors~~) heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 223 on the plan of Warner Park Valley, Section 1, of record in Book 3600, pages 12, 13, and 14, Register's Office for said County, as follows:

Said Lot No. 223 fronts 98 feet on the westerly side of Edwin Warner Drive and runs back 198.54 feet on the northerly line and 183 feet on the southerly line to a broken line in the rear on which it measures 129.79 feet.

Being the same property conveyed to Kelly M. Clements and wife Dorothy J. Clements by deed from Bruce Batson and wife Cathrin P. Batson of record in Book 4164, page 285, Register's Office Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 42,000.00

Subscribed and sworn to before me, this the 12 day of March 19 74

Affiant Mark Sheridan

My commission expires: 1/22/75 (Affix Seal)

Notary Public

NOTARY PUBLIC

This is (unimproved / improved) property, known as 1011 Edwin Warner Drive, Nashville, Tennessee 37205
(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

Mark Sheridan and wife Anita Louise 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 deed of trust assumed above.

We further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to said real estate to said Mark Sheridan and wife Anita Louise Sheridan

their (~~successors~~), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 12 day of March, 19 74 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Kelly M. Clements, Jr.

Dorothy J. Clements

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Kelly H. Clements, Jr., and wife Dorothy J. Clements, *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 Nashville, *Tennessee this* 1st *day of* March, *19*74.

Commission expires 1/22/75

Notary Public

LUCIA HRUSEH NOTARY PUBLIC DAVIDSON COUNTY, TN.

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 _____

MAR-1 7⅔ CONV 42,200.00
MAR-1 7⅔ STAX A* 109.72
MAR-1 7⅔ PRFEE A* .50
MAR-1 7⅔ MDEED A* 4.00 * 114.22

WARRANTY DEED

FROM KELLY H. CLEMENTS, JR., ETUX

TO MARK SHERIDAN, ET UX

C 43901

IDENTIF. REFERENCE

MAR 1 9 59 AM '74

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238