BOOK 5579 PAGE 932 FORM NO. WD-1

8528 03/18 109.20- CHECK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $39,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF March 1980.

Notary Public

MY COMMISSION EXPIRES: July 17, 1983

(AFFIX SEAL)

Samuel K. Crocker THIS INSTRUMENT WAS PREPARED BY
11th Floor, First American Center, Nashville, Tennessee 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marvin J. Nischan & wife Phoebe C. Nischan (NAME)	Same (NAME)	116-8-F-145
4405 Iroquois Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	7DA 74925
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Sheridan Construction Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marvin J. Nischan and wife, Phoebe C. Nischan

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING a certain building site (lot) identified as No. 145 on the Revised Plan of Sugartree, Phase 3, as of record in Book 5050, Pages 67-71, as amended in Book 5169, Page 426; Book 5191, Page 412; Book 5222, Page 468; and Book 5238, Page 93, Register's Office for said County.

BEING the same property conveyed to Sheridan Construction Company, by deed from Richard D. Bird, Trustee, of record in Book 5513, page 526, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 4857, Page 157, as supplemented and amended by instruments of record in Book 4874, Page 463; Book 4911, page 356; Book 4996, Page 126; Book 5003, Page 688; Book 5087, Page 220; Book 5152, Page 401; Book 5514, Page 138, said Register's Office, and by setback lines, easements, limitations and conditions as shown on the said Plan of record.

This is unimproved (X) improved ( ) property, known as No. 145, Prospect Hill, Nashville, Tennessee 37205
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 18th day of March, 1980

Sheridan Const Co

Gerald D. Sheridan, Pres.

STATE OF TENNESSEE
Davidson County

BOOK 5579 PAGE 933

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 _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Jeanne K. Atkinson, a Notary Public within and for the State and County aforesaid, personally appeared Gerald E. Sheridan and _____ with whom I am personally acquainted and who upon (his oath) ~~their several oaths~~ acknowledged (himself) ~~themselves~~ to be the President and _____ respectively of the Sheridan Construction Company the within named bargainor, a corporation, and that (he) as such President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Gerald E. Sheridan as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, Tennessee on this the 15th day of March, 1980.

My commission expires July 19, 1983

Jeanne K. Atkinson
Notary Public

WARRANTY DEED

FROM
Sheridan Construction Company

TO
Marvin J. Nischan and wife,
Phoebe C. Nischan

F 81090

IDENTIF. REFERENCE

MAR 18 2 57 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5579 PAGE 934

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

39500.00- CO
102.70 CO TX
.50 PRFEE
6.00 WDEED
CHECK 109.20-
8528A03/18/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 81090

IDENTIF. REFERENCE

MAR 18 2 57 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No: 747624