FORM NO. WD-1

BOOK 6533 PAGE 325

Page 325

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5,250.00

J W Sheridan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April, 1985.

Margaret Higginbotham
Notary Public

MY COMMISSION EXPIRES: 7-27-86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FRANK NEWMAN, ATTY. DONELSON, TN. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dempsey Hutchison (NAME)	Same (NAME)	Map 118-05
154 Cumberland Trace (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 18
Nashville, TN. 37214 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	24W 00355

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~~, I, Jake Winston Sheridan, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dempsey Hutchison

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:

LAND in Davidson County, Tennessee, being part of Lot No. 187 on the map of Victoria Place, as of record in Book 332, page 10, in the Register's Office for said County.

SAID Lot No. 187 fronts 60 feet on the westerly side of Granny White Pike and runs back between parallel lines with the northerly margin of Clayton Avenue 150 feet to an alley.

INCLUDED in the above description but excluded from this conveyance is that portion of the above described property conveyed to the State of Tennessee for highway purposes by deed of record in Book 4797, page 271 in the Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to J. W. Sheridan and wife, Catherine Sheridan (both deceased) by deed from A. J. Linx, Trustee, as of record in Book 1207, page 633, said Register's Office and passing by the Will of Catherine Giles Sheridan (Catherine Giles Sheridan and Catherine Sheridan be one and the same person) to Jake Winston Sheridan, Jr., said will of record in Will Book 30, page 325 in the Office of the Probate Court Clerk of Sumner County, Tennessee.

THE ABOVE PROPERTY is not the usual place of residence of the Grantor.

This is unimproved (X) improved ( ) property, known as 3209 12th Avenue S. (House Number) (Street) Nashville, TN. 37204 (P. O. Address) (City or Town) (Postal Zip)

CLERK

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 12th day of April, 1985

Jake Winston Sheridan Jr.

04/15-23-02

7979

BOOK 6533 PAGE 326

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jake Winston Sheridan, Jr.

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of April 19 85

Commission expires 7-27-86

Margaret Gunn Smith
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
JAKE WINSTON SHRIDAN, JR.

TO
DEMPSEY HUTCHISON

I 9 6 5 2 4

IDENTIF. REFERENCE

APR 15 12 25 PM '85

DAVIDSON COUNTY, TN

RUSH

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6533 PAGE 327

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

5250.00- CAMT.
13.52 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 20.02-
7979A04/15/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 6 5 2 4

IDENTIF. REFERENCE

APR 15 12 25 PM '85

REGISTER
DAVIDSON COUNTY, TN

No. 124914