Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Gerald E. Sheridan, Jr. 4012 Vailwood Drive Nashville, Tennessee 37215	Same	117-13-51

This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P. O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Tom Borton Smith and wife, Leslie Curry Smith (collectively the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Gerald E. Sheridan, Jr. (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land (the "Property") in Davidson County, State of Tennessee, described as follows:

Being Lot No. 10 on the Plan of Wallace Subdivision, Part Three as of record in Book 1130, page 82, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Tom Borton Smith and wife, Leslie Curry Smith by deed of record in Book 6443, page 671, Register's Office for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $ 95,000.00 .

Gerald E. Sheridan Jr.
Affiant

Subscribed and sworn to before me this 18th day of September, 1985.

Andrea Baird
Notary Public
My Commission Expires: 11-1-87

2. Conditions of Owner's Certificate, a 60 foot minimum building setback line from Vailwood and a 10 foot easement for public utilities purposes along the rear line of said lot, as shown on the Plan of record in Book 1130, page 82, Register's Office of Davidson County.

3. Easement for water main in instrument of record in Book 1049, page 546, said Register's Office.

This is improved property, known as 4012 Vailwood Drive.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself to warrant and forever defend the title to the Property to the said Grantee, heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 18th day of September, 1985.

Tom Borton Smith

Leslie Curry Smith

BOOK 6659 PAGE 300

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Andrea Barach, a Notary Public in and for said County and State, the within named Tom Borton Smith, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 18th day of September 1985.

Andrea Barach

Notary Public

My Commission Expires: 11-1-88

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Andrea Barach, a Notary Public in and for said County and State, the within named Leslie Curry Smith, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of September, 1985.

Andrea Barach

Notary Public

My Commission Expires: 11-1-87

37433

IDENTIFICATION REFERENCE

SEP 18 1 03 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6659 PAGE 301

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

95000.CO- CAMT.
247.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 256.50-
810 A09/18/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37433

IDENTIFICATION REFERENCE

SEP 18 | 03 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 173802