This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

File Box #35 G-249721

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Bradford K. Sheridan (NAME) | Bradford K. Sheridan (NAME) | |
| 4403 Scenic Drive (STREET ADDRESS OR ROUTE NUMBER) | 206 Sheffield Place (STREET ADDRESS) | Map 131-8 |
| Nashville, Tennessee 37204 (CITY) (STATE) (ZIP) | Nashville, TN 37215 (CITY) (STATE) (ZIP) | Parcel 71 |

*FOR AND IN CONSIDERATION of the sum of* TEN AND 00/100----------$10.00---------- *Dollars,*

Cash in hand paid by Bradford K. Sheridan and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

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Ann H. Moss

*have this day bargained and sold, and do hereby transfer and convey unto the said* Bradford K. Sheridan

*the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in the 7th Civil District of Davidson County, Tennessee, being part of a 5.39 acre tract or lot in the Subidvision of the W. G. Hirsig Home Place, said subdivision being known as Zenaida Place, not of record, described according to survey by Geo. W. Watkins, Surveyor, dated June 17, 1952, as follows:

Beginning at the westerly margin of the property conveyed to William F. Sheridan, Jr. and wife by deed of Ed E. Thalman and wife of record in Book 2150, Page 295, Register's Office for Davidson County, Tennessee, 300 feet south of the northwest corner of said William F. Sheridan, Jr.'s property; thence along Sheridan, Jr.'s southerly line eastwardly 155 feet to a point in Brown's Creek; thence south 0 degrees 38' west 110 feet, more or less, to a point; thence south 76 degrees 30' east 22 feet to the westerly margin of Scenic Drive; thence with the same south 9 degrees 30' west 79 feet to an iron pin; thence north 87 degrees 30' west 176.4 feet to a point in the extension of the westerly line of the William F. Sheridan, Jr.'s property; thence north 3 degrees 30' east 224 feet, more or less, to the point of beginning.

Being the same property conveyed to William F. Sheridan Sr., and Frances H. Sheridan by deed from Ann H. Moss, (formerly Thalmann) of record in Book [illegible] page 873, Register's Office for Davidson County, Tennessee, as corrected in Book 4484, page 886, said Register's Office, the said William

(See "EXHIBIT A")

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*The actual consideration or value whichever is greater, for this transfer is $* 74,000.00

*Subscribed and sworn to before me this the* 25th *day of* October *19* 85

*My commission expires* 4-20-86 *(Affix Seal)*

*Affiant* Bradford K. Sheridan

*Notary Public* Cynthia B. Albrecht

*unimproved ( )*
*This is improved ( X ) property, known as* 4403 Scenic Drive, Nashville, Tennessee 37204 *(House Number) (Street) P.O. Address: (City or Town)*

*TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees 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.*

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.*

*Whenever 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 our hands this* 25th *day of* October *19* 85, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

J.E. Moss joins in the execution of this deed for the purpose of transferring any and all right, title and interest he may have in said property.

Ann H. Moss

Ann H. Moss

J.E. Moss

J.E. Moss

10/28/85 526

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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*Personally appeared before me* the undersigned *, a Notary Public in and for said County and State* Ann H. Moss and husband, J.E. Moss

*the within named bargainor* S *, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Nashville *Tennessee, this* 3rd *day of* October *, 19*85.

*Commission expires* 4-20-86 Cynthia B. Albrecht *Notary Public*

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 (or proved to me on the basis of satisfactory evidence), 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* _____

EXHIBIT A

F.Sheridan, Sr., and wife, Frances H. Sheridan having since died, he having predeceased her and she having devised said property to Ann H. Moss by her will of record in Will Book 149, page 767, Office of the Probate Court Clerk for Davidson County, Tennessee.

**WARRANTY DEED**

FROM

Ann H. Moss

TO

Bradford K. Sheridan

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

RECEIVED FOR RECORD
'85 NOV 8 AM 8 30
IDENTIFICATION REFERENCE

47841

# OFFICIAL RECEIPT

**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 6693 PAGE 118

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

740[illegible].00- CONT.
192.40 COTAX
.50 PRFEE
6.00 WDE'D
CHECK 199.90-
0556A10/28/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 7 8 4 1

IDENTIFICATION REFERENCE

Oct 28 8 41 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY

No. 185919