File Box 7

FORM NO. WD-1

BOOK 5787 PAGE 432

File No. 17882

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF February, 19 86

Notary Public

MY COMMISSION EXPIRES: 10/14/89
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SCW CONSTRUCTION CO., INC.	S A M E	104-14-29
(NAME)	(NAME)	
914 Battery Lane		7DA-21645
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37220		104-14-26
(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, JON B. SHERIDON, a single person, and NICHOLAS D. VERBAN, JR., a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SCW CONSTRUCTION COMPANY, INC.

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:

See Attached legal description.

Being the same property conveyed to Jon B. Sheridon, a single person, and Nicholas D. Verban, Jr., a single person from Charles J. Joye and wife, Afrie S. Joye of record in Book 6376, page 531, Register's Office for Davidson County, Tennessee and from Carrene Hurt, a widow of record in Book 6775, page 397, said Register's Office.

7.7.569

IDENTIFICATION REFERENCE

FEB 21 3 51 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved ( ) property, known as 2709 Linmar Avenue, Nashville, Tennessee 37215
(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 their hand S this 21st day of February, 19 86

JON B. SHERIDON

NICHOLAS D. VERBAN

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JON B. SHERIDON, a single person and NICHOLAS D. VERBAN, a single person

the 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 21st day of FEBRUARY, 19 86.

Commission Expires 10/19/86

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

LEGAL DESCRIPTION

TRACT 1: BEING Lot No. 16 on the Map of Bransford Realty Company's Unrecorded Sharondale Subdivision, described according to a survey made by Erle Drake, County, Surveyor, on May 29, 1931 as follows:

SAID Lot No. 16 fronts sixty (60) feet on the northwesterly side of Marlin Avenue of Belair Avenue, extended, and runs back between parallel liens, one hundred and fifty (150) feet to an alley, the southeast corner of said lot being two hundred forty-nine and 70/100 (249.70) feet from Sharondale Avenue.

TRACT 2: BEING part of Lot No. 20 on the Map of Sharondale, as of record in Book 332, page 119, Register's Office for said County, described according to a map of H. E. Marlin's Resubdivision fo Lots Nos. 18, 19 and part of Lots Nos. 20 and 21 on said Plan of Sharondale, as surveyed October 16, 1935 by Erle Drake, County Surveyor and Changed April 1, 1939 by Blanchard and Parrish, Engineers, as follows:

BEGINNING at the common corner of Lots Nos. 15, 16 and 21 on theMap of said H. E. Marlin's Subdivision and running thence Northerly with the Westerly line of Lot No. 21, 50 feet to the Northwest corner of said Lot No. 21; thence Westerly on a line, being the continuation of the North line of said Lot No. 21, 75.7 feet to the rear line of Lot no. 19 on said Plan; thence southerly with the rear line of Lots Nos. 18 and 19 on said Plan, 46.3 feet to a point 8 feet Northerly from the Northwest corner of Lot No. 17 on said Plan; thence Easterly 37.8 feet; thence Southerly 8.6 feet to the common corner of Lots Nos. 16 and 17; thence Easterly with the North line of Lots No. 16, 60 feet to the beginning.

TRACT 3: LAND in Davidson County, Tennessee, being parts fo Lots Nos. 20 and 21 on the Map of Bransford Realty Company's Sharondale Subdivision, as of record in Book 332, page 119, and Lot No. 21 on the unrecorded plan of H. E. Marlin's Subdivision, described partly according to a survey made by Erle Drake, County Surveyor, October 16, 1935 and as changed by Blanchard & Parrish, Engineers, April 1, 1939, as follows:

BEGINNING at a point on the southwesterly margin of Linmar Avneue, at the corners of Lots Nos. 14 and 21 on said unrecorded Plan; thence southwesterly 125 feet to an iron pin; thence northwesterdly 50 feet to a stake in the southwesterly corner of Lot No. 21; thence southwesterdly 75.7 feet to a stake in the easterly line of Lot No. 19 on said unrecorded Plan; thence with the easterly line of said Lot No. 19; northwardly 42 feet to a stake, the corner of Lots Nos. 19 and 20; thence northeastwardly 183 feet, more or less, to the southwesterly margin of Linmar Avenue; thence with said Avenue, southeastwardly 65 feet to the beginning.

Included in said legal description but excluded from this coveyance is the brick house presently located on Map 104-14 Parcal 26, said house being 31 feet, more or less, in a northerly direction form the north boundary of Marlin Avenue.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6787 PAGE 435

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

165000.00- CAMT.
429.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 438.50-
6524A02/21/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.7.5 6 9

IDENTIFICATION REFERENCE

FEB 21 3 51 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 221015