File Box 9-B
First Title and Escrow
Company, Inc.

# WARRANTY DEED

BOOK 9727 PG 480

*THIS INSTRUMENT PREPARED BY*

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

#13157

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| MICHAEL WINSTON SHERIDAN (NAME) | SOUTHEASTERN MORTGAGE OF TENNESSEE (NAME) | 117-7 |
| 1800 Stokes Lane (STREET ADDRESS OR ROUTE NUMBER) | 565 Mariott Drive, Suite 250 (STREET ADDRESS) | 54 |
| Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37214 (CITY) (STATE) (ZIP) | 16DA1695 |

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, ALLEN W. NEEL AND WIFE, MARTHA B. NEEL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL WINSTON SHERIDAN AND WIFE, PAMELA J. SHERIDAN

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Lot No. 10 Block A on the Plan of Walter Stokes Homeplace Subdivision No. 1, as of record in Plat Book 974, page 92, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Allen W. Neel and wife, Martha B. Neel by deed from Everette Wayne Cutler and wife, Leta Harriet Rush Cutler of record in Book 7314, page 746, said Register's Office.

This conveyance is made subject to: (1) 1995 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 974, page 92, said Register's Office.

9884 07/11 0101 03CHECK 878.50

007953

FEE TAX RECEIVED
JUL 11 AM 10:19
REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved ( X ) property, known as 1800 Stokes Lane, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 30th day of June, 19 95

ALLEN W. NEEL

Martha B. Neel
MARTHA B. NEEL

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 9727 PG 481

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALLEN W. NEEL AND WIFE, MARTHA B. NEEL

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 30th day of June 19 95.

My commission expires 11/26/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 235,000.00

Michael Winston Sheridan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 95

MY COMMISSION EXPIRES: 11/26/96 (AFFIX SEAL)

Notary Public

**WARRANTY DEED**

**FROM**

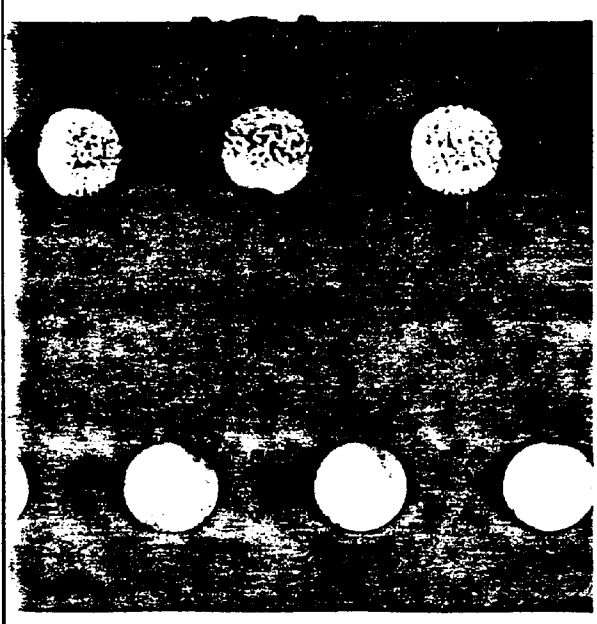
ALLEN W. NEEL AND WIFE, MARTHA B. NEEL

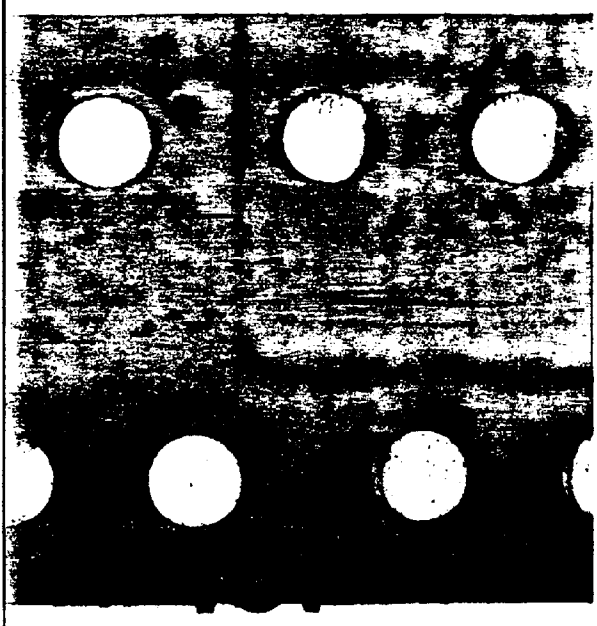
**TO**

MICHAEL WINSTON SHERIDAN AND WIFE, PAMELA J. SHERIDAN

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9727 PG 482

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

CAMT
235000.00
CON TX 869.50
PRFEE 1.00
WDEED 8.00
TOTAL 878.50

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK** 878.50

07/11/95 01 10:19 0001 9884

0077953
IDENTIFICATION REFERENCE

95 JUL 11 AM 10: 19
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 929011