BOOK 9730 PG 336

43

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 163,000.00

Joy L. Moran
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June 19 95

Notary Public

MY COMMISSION EXPIRES: 11-20-96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TAYLOR, PHILBIN, PIGUE, MARCHETTI, & BENNETT, One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joy L. Moran	Columbia National, Incorporated	104-9-1
(NAME)	(NAME)	
3805 Princeton Avenue	P O Box 3050	26W00665
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Columbia, MD 21045-6050	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Michael W. Sheridan and wife, Pamela J. Sheridan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joy L. Moran, unmarried

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 Lot No. 394 on the Plan of Richland Realty Company's Subdivision "C" of record in Book 421, Page 31, said Register's Office.

SAID Lot No. 394 fronts 60 feet on the southerly margin of Princeton Avenue and extends back 200 feet between parallel lines to an alley.

Being the same property conveyed to Michael W. Sheridan and spouse, Pamela J. Sheridan, by deed from Joseph A. Matthews and spouse, Susan S. Matthews, of record in Book 8294, Page 513, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

0078856
IDENTIF. & REFERENCE

95 JUL 13 PM 3:47
FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 3805 Princeton Avenue, Nashville, TN 37205
(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 our hand s this 29th day of June 19 95

Michael W. Sheridan
Michael W. Sheridan

Pamela J. Sheridan
Pamela J. Sheridan
by Michael W. Sheridan, Attorney in Fact

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael W. Sheridan and wife, Pamela J. Sheridan

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 29th day of June 19 95.

Commission expires 11-20-96

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute 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

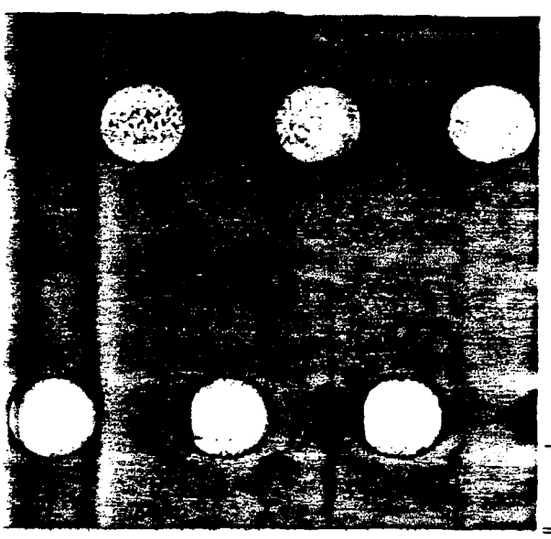
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Michael W. Sheridan with whom I am personally acquainted and who, upon his oath, acknowledged himself to be the Attorney in Fact for the within named Pamela J. Sheridan and being authorized to act on behalf of said person he executed the foregoing instrument as her free act and for the purposes therein contained.

Notary Public

My Commission Expires: 11-20-96

0912 07/13 0101 03CHECK 012.10



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

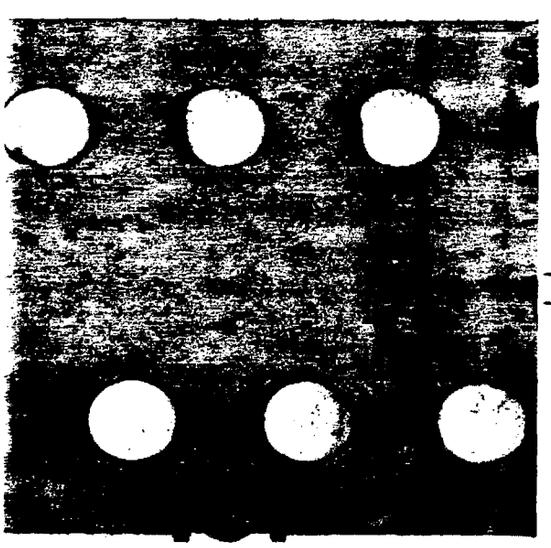
RECEIVED OF _____

FOR _____

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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
163000.00
CON TX 603.10
PRFEE 1.00
WDEED 8.00
TOTAL 612.10
CHECK 612.10
07/13/95 01 15:50 0001 0912

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00078856
IDENTIF. # REFERENCE

95 JUL 13 PM 3:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 930026