BOOK 9911 PG 112

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: July 27, 1996
(AFFIX SEAL)

COUNTY TENN. HARRIS AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris, Attorney, 5400 Maryland Way, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James K. Sheridan	James K. Sheridan	92-13
(NAME)	(NAME)	
3800 Dakota Avenue	4403 Scenic Drive	248
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville TN 37204	11W 72550
(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, Joe Gower and Joe Barnes, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James K. Sheridan and wife, Kimberley C. Sheridan

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 the 5th, formerly the 11th Ward of the City of Nashville, Davidson County, Tennessee, being Lot No. 78 on the Plan of the resubdivision of Block N. 33 in Charlotte Park Company's Second Addition Extended as of record in Book 2330, page 135, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joe Gower and Joe Barnes, Jr. by deed from William F. Malone and James C. Malone, Jr., heirs at law of Martha Rena A. Malone of record in Book 4451, page 280, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 2446, page 146 and Book 2735, page 191, said Register's Office.

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

5348 01/08 0101 03CHECK 138.50

unimproved ( )
This is improved (X) property, known as 3800 Dakota Avenue, Nashville, TN 37209
(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 December, 19 95

Joe Gower

Joe Barnes, Jr.

BOOK 9911PG113

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 Joe Gower and Joe Barnes, Jr.

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 Brentwood, Tennessee, this 29th day of December, 19 95.

Commission expires July 27, 1996

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 _____.

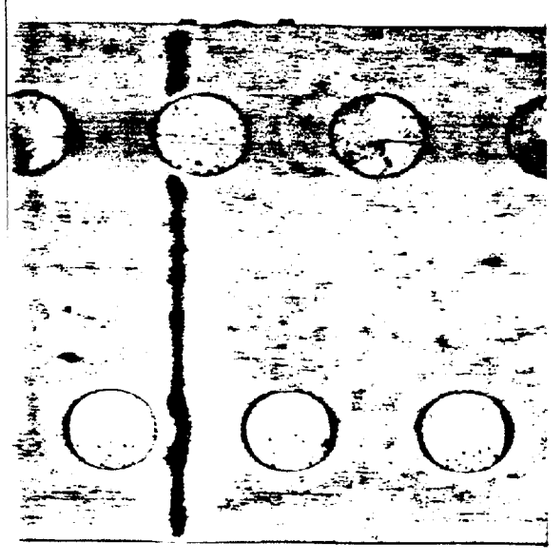
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

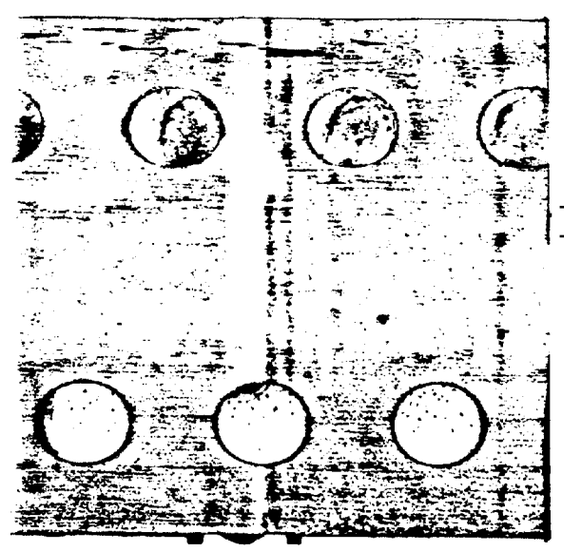
My commission expires _____

Notary Public

DAVIDSON COUNTY NOTARY PUBLIC AT LARGE LINDA S. HARRIS

0138603
IDENTIF. & REFERENCE
95 JAN -8 AM 9:07
FELIX Z. [illegible]
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9911 PG 114

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 35000.00
CON TX 129.50
PRFEE 1.00
WDEED 8.00
TOTAL 138.50
CHECK 138.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/08/96 01 09:10 0001 5348

0138603
IDENTIF. # REFERENCE

95 JAN -8 AM 9:07
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

No. 993694