Davidson County DEEDWARR
Recvd: 09/05/00 13:28 2pgs
Fees:11.00 Taxes:629.00

20000905-0087433

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2000.

Notary Public

MY COMMISSION EXPIRES: 4/4/04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Accurate Title & Escrow, Inc., 175 East Main St., Ste B, Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lawrence F. Sheridan and Robin R. Sheridan	Same as new owner	39B-99 - 1105
(NAME) 909 Battlefield Drive	(NAME)	
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Cynthia K. Rector and husband, Gregory Rector, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Lawrence F. Sheridan and wife, Robin R. Sheridan, hereinafter called the GRANTEE(S), 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 the easterly 25 feet of Lot No. 6 and the westerly 75 feet of Lot No. 7 of Block H on the Map of Battlefield Estates, Section 2, as of record in Book 843, page 108, Register's Office for said County.
Said part of said Lots adjoin and front together 100 feet on the southerly side of Battlefield Drive and extends back 253.88 feet on the westerly line and 256.44 feet, more or less, on the easterly line, to a dead line in the rear, measuring 105 feet thereon.

Being the same property conveyed to Cynthia K. Rector and husband, Gregory Rector, by deed from Lillian Curley, unmarried, of record in Book 11363, page 160, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and to be paid by the Grantees herein.

unimproved ( )
This is x) property, known as 909 Battlefield Drive Nashville TN 37207
improved( )

(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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 my/our hand(s) this 30th Day of August, 2000.

Cynthia K. Rector

Gregory Rector

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cynthia K. Rector and husband, Gregory Rector, 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 this 30th day of August, 2000.

Dianne M. Clark
NOTARY PUBLIC

My Commission Expires: 4/4/04

