PICK-UP

Davidson County DEEDWARR
Recvd: 03/09/04 15:39 3pgs
Fees:18.00 Taxes:850.69
20040309-0027166

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JCG)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

Address New Owner(s)	Send Tax Bills To:	Map and Parcel Number
Gerald E. Sheridan and Catherine Elizabeth R. Sheridan Two Lynnwood Lane Nashville, TN 37205	Same	Map 116-7 Parcel 93

TRUSTEES' WARRANTY DEED

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, CATHERINE ELIZABETH R. SHERIDAN AS TRUSTEE OF THE GERALD E. SHERIDAN, JR. TRUST ESTABLISHED UNDER THE GERALD E. SHERIDAN NASHVILLE PERSONAL RESIDENCE TRUST- 1999 ("Grantor"), with full power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary, have bargained and sold, and by these presents transfer and convey unto GERALD E. SHERIDAN and wife, CATHERINE ELIZABETH R. SHERIDAN as tenants by the entireties ("Grantees"), their heirs and assigns, a twenty-two and 49/100 percent (22.49%) undivided interest in and to the following described property:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 5 on the Plan of Resubdivision of Lots Nos. 3 thru 10 Royal Oaks, of record in Book 3700, page 1, Register's Office for said County.

Said Lot No. 5 fronts 164.3 feet on the northerly side of Lynwood Lane as measured around a curve and extends back 362.6 feet on the westerly line and 221.4 feet on the southeasterly line, to a dead line in the rear, which is a broken line, measuring 365.9 feet thereon.

Being the same property conveyed to Catherine Elizabeth R. Sheridan, as Trustee of the Gerald R. Sheridan, Jr. Trust Established Under the Gerald E. Sheridan Nashville Personal Residence Trust – 1999, by deed of record in Instrument Number 20030808-0113613, Register's Office for Davidson County, Tennessee.

The source of this description is the prior deed.

This is improved property known as Two Lynnwood Lane, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, their heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds herself and her successors and assigns to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 1st day of March, 2004.

Catherine Elizabeth R. Sheridan

CATHERINE ELIZABETH R. SHERIDAN AS TRUSTEE OF THE GERALD E. SHERIDAN, JR. TRUST ESTABLISHED UNDER THE GERALD E. SHERIDAN NASHVILLE PERSONAL RESIDENCE TRUST- 1999

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, CATHERINE ELIZABETH R. SHERIDAN, TRUSTEE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as the Trustee of the Gerald R. Sheridan, Jr. Trust Established Under the Gerald E. Sheridan Nashville Personal Residence Trust – 1999 for the purposes therein contained.

WITNESS my hand, at office, this 1st day of March, 2004.

Dolores Richardson

Notary Public

My Commission Expires: 9/24/2005

DELORES RICHARDSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $229,915.00.

Affiant

Subscribed and sworn to before me this 1st day of March, 2004.

Notary Public

My Commission Expires: 9/24/2005

DELORES RICHARDSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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