Book 196

1759

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JUNE, 2005. Notary Public MY COMMISSION EXPIRES: 5-28-06 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M. Duncan Currey	Mortgage Resources Inc	MAP 104-15
2501 Natchez Trace	4600 Brandr #400	PARCEL 7
Nashville, TN 37212	Nashville TN 37217	
(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, **Jon Sheridon and wife, Michelle Sheridon**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **M. Duncan Currey and wife, Dorothy B. Smith**

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 the southwesterly part of Lot No. 75 on the Plan of Bransford Realty Company's Subdivision of Westmoreland Place, of record in Book 421, page 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

SAID part of Lot No. 75 beginning at a point in the westerly margin of 28th Avenue South or Natchez Trace, said point being 80 feet southerly from the northeasterly corner of said lot; thence, with the westerly margin of 28th Avenue South or Natchez Trace, in s southerly direction, 59 feet to the northeasterly corner of Lot No. 74 of said plan; thence, westerly with the line between Lot Nos. 74 and 75, 210 feet to an alley; thence, with the alley; thence, with the easterly margin of said alley in a northerly direction, 10 feet to another alley; thence, in a northeasterly direction with the southerly line of the last mentioned alley, 56 feet, more or less, to a point; thence, with the line between the property now owned by Jernigan, in a generally easterly direction, 161 feet to the point of beginning.

Being the same property conveyed to Jon B. Sheridon and wife Michelle R. Sheridon by warranty deed from Sandra E. Underwood, a single woman, as of record in Instrument No. 20050311-0027224, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **2501 Natchez Trace, Nashville, TN 37212.**

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 hands this the 17th day of June, 2005.

Jon Sheridon

Michelle Sheridon

Michelle Sheridon

Davidson County DEEDWARR
Recvd: 06/21/05 14:58 2 pgs
Fees:13.00 Taxes:1146.63

20050621-0071240

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 **Jon Sheridon** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 17th day of June, 2005 .

My Commission expires 1-26-07

Notary Public

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 **Michelle Sheridon** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the17th day of June, 2005 .

My Commission expires 1-26-07

Notary Public