K 2334

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Twelve Thousand Two Hundred Fifty and No/100 ----- ----------($12,250.00) ----------**DOLLARS**

Cash in hand paid by John B. Cunningham and wife, Natalie V. Cunningham, the receipt of which is hereby acknowledged, we,

Lawrence V. McKinney, Jr. and wife, Constance L. McKinney

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** John B. Cunningham and wife, Natalie V. Cunningham

their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being Lot No. 71 on the Map of Brentwood Hall Subdivision, Sec. II, as of record in Book 4135, page 75, Register's Office for Davidson County, Tennessee.
Said Lot No. 71 fronts 86.1 feet on the easterly margin of Overton Road and extends back between lines 153.1 feet on the northerly line and 248 feet on the southerly line to a rear line in the rear measuring 141 feet thereon.
Being a part of the property conveyed to Lawrence V. McKinney, Jr. and wife, Constance L. McKinney by warranty deed from Gerald R. Vance and wife, Dorothy Vance, as of record in Book 4135, page 81, said Register's Office.

This conveyance is subject to all restrictions, easements, and building set-back lines that may appear to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John B. Cunningham and wife, Natalie V. Cunningham **heirs and assigns, forever.**

And we **do covenant with the said** John B. Cunningham and wife, Natalie V. Cunningham **that** we **lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.**

And we, Lawrence V. McKinney, Jr. and wife, Constance L. McKinney **do further covenant and bind** our **heirs and representatives, to warrant and forever defend the title to the said land to the said** John B. Cunningham and wife, Natalie V. Cunningham **their heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 3rd **day of** December **19** 71

Lawrence V. McKinney, Jr.

Constance L. McKinney

P G 503