K 2400

For and in consideration of the sum of ($10.00)

- - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - - **DOLLARS**

We, John F. Cunningham and wife, Mayme P. Cunningham

have bargained and sold, and by these presents do transfer and convey unto the said J. Wilbur Wade, his

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

A tract of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, near Glendale Park, and being known as part of lot No. 28 on the unrecorded subdivision of Zenaida Place, described according to a survey made by Geo. A. Watkins, Surveyor, March 21, 1952, as follows:

Beginning in the center line of Battery Lane at the southwest corner of the property conveyed to Owen A. Allen and wife by deed from W. G. Hirsig andwife, of record in book 628, page 279, Register's Office for said County, said point being 216 feet west of the center line of Lealand Lane; thence with said Allen's westerly line, north 3 degrees 15' east 407 feet to an iron pin; thence westwardly 107 feet to an iron pin; thence south 3 degrees 15' west 407 feet to the center line of said Battery Lane; thence with the center of same, eastwardly 107 feet to the beginning.

Being the same property conveyed to John F. Cunningham and wife, Mayme P. Cunningham by deed from H. E. Miles and wife, of record in book 2043, page 427, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. Wilbur Wade, his

heirs and assigns, forever.

And we do covenant with the said J. Wilbur Wade 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.

And we, John F. Cunningham and wife, Mayme P. Cunningham do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said J. Wilbur Wade, his

heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 26th day of April 19 55.

John F. Cunningham

Mayme P. Cunningham

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Hugh J. Bradley, a Notary Public in and for said County and State, the within named John F. Cunningham and Mayme P. Cunningham

the bargainor s with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26th day of April 19 55.

Commission expires April 21, 1958.

Hugh J. Bradley
Notary Public

WARRANTY DEED

FROM

John F. Cunningham et ux

57293

TO

J. Wilbur Wade

Guaranty Title Company

A DIVISION OF

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

10.46

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