K 2443

WARRANTY DEED

For and in consideration of the sum of Nine Thousand Nine Hundred Fifty and No/100 ---------- $9,950.00 ---------- DOLLARS

Cash in hand paid by Dudley E. Cunningham and wife, Elizabeth Jackson Cunningham, the receipt of which is hereby acknowledged,

Southern Development Company,
a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

has have bargained and sold, and by these presents do transfer and convey unto the said Dudley E. Cunningham and wife, Elizabeth Jackson Cunningham

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 Lot No. 38 on the Map of Laurel Acres Subdivision, as of record in Book 2133, page 48, Register's Office for said County.
Said Lot No. 38 begins at a point in the northeasterly margin of Ennis Road, thence with the line between Lots 38 and 39, northeastwardly 237.2 feet; thence easterly 35 feet to the easterly line of Lot No. 38; thence with said line, southwardly 103.9 feet to a concrete monument; thence southwardly 141.3 feet to another concrete monument in the southeast corner of said Lot No. 38; thence with the south line of said Lot, westwardly 158.1 feet to the northerly margin of Ennis Road; thence with said road, and with a curve, northwesterly 119 feet to the corner of Lots Nos. 38 and 39, the beginning point.
Being part of the same property conveyed to Southern Development Company, by deed from Edgar Turrentine and wife, of record in Book 2297, page 419, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set-back lines that are applicable 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 Dudley E. Cunningham and wife, Elizabeth Jackson Cunningham their heirs and assigns, forever.

And it does do covenant with the said Dudley E. Cunningham and wife, Elizabeth Jackson Cunningham that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except 1955 taxes which have been prorated and are hereby assumed by the purchasers.

And Southern Development Company
does/~~do~~ further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Dudley E. Cunningham and wife, Elizabeth Jackson Cunningham, their heirs and assigns against the lawful claims of all persons, whomsoever.
IN WITNESS WHEREOF SOUTHERN DEVELOPMENT COMPANY, a Corporation aforesaid has caused ~~its name to be signed and its seal to be affixed by its duly authorized officers on this~~ this instrument to be executed by its duly authorized officers on this 28th day of July 1955.

SOUTHERN DEVELOPMENT COMPANY

ATTEST:
Kenneth T. Hitchman, Sec.-Treasurer

By Lowell Walker, President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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

Witness my hand and official seal at office, this _____ day of _____, 19__

Commission expires _____

_____
Notary Public

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