K 2596

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ----------$10.00----------
----------TEN AND NO/100----------DOLLARS

CASH IN HAND PAID AND OTHER VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND THE ASSUMPTION OF A DEED OF TRUST EXECUTED BY WILLIAM C. CUNNINGHAM AND WIFE, ERA C. CUNNINGHAM, TO LOUIS R. LINX, TRUSTEE, OF RECORD IN BOOK 2209, PAGE 261, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE
WE, WILLIAM C. CUNNINGHAM AND WIFE, ERA C. CUNNINGHAM,

_____ have bargained and sold, and by these presents do transfer and convey unto the said WILLIAM M. CANNON AND WIFE, KATIE B. CANNON, 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. 31 ON THE PLAN OF CHARLES U. COGGINS FIRST ADDITION TO NASHVILLE, AS OF RECORD IN BOOK 421, PAGE 33, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 31 FRONTS 50 FEET ON THE EASTERLY SIDE OF NORTHVIEW AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 162 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM C. CUNNINGHAM AND WIFE, ERA C. CUNNINGHAM, BY DEED FROM CLARENCE C. McGOWAN AND WIFE, SARA MAE McGOWAN, OF RECORD IN BOOK 2153, PAGE 503, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said WILLIAM M. CANNON AND WIFE, KATIE B. CANNON, THEIR _____ heirs and assigns, forever.

And WE do covenant with the said WILLIAM M. CANNON AND WIFE, KATIE B. CANNON, _____ 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, WILLIAM C. CUNNINGHAM AND WIFE, ERA C. 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 WILLIAM M. CANNON AND WIFE, KATIE B. CANNON, _____ THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hand S this 28TH day of SEPTEMBER, 19 56

William C. Cunningham
WILLIAM C. CUNNINGHAM

Era C. Cunningham
ERA C. CUNNINGHAM

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