K 2600

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of **********($10.00)**********
*********Ten dollars and no cents********** DOLLARS
cahs in hand to us paid and other good and valuable considerations, among which is that G. O. Vanatta and wife, Margaret Vanatta, assume and agree the unpaid principal balance of one note executed July 28th, 1955 by Charles J. Peach and wife, Mary D. Peach, in the original principal sum of $10,650.00, payable to the order of Kimbrough-Phillips Company in monthly installments, and said note being secured by a Deed of Trust to Miller Kimbrough, Trustee, of record in Book 2428, page 201, Register's Office for Davidson County, Tennessee,



We, Thomas Howard Cunningham and wife, Mary D. Cunningham have bargained and sold, and by these presents do transfer and convey unto the said G. O. Vanatta and wife, Margaret Vanatta 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. 39 on the Plan of Twin Lawn Subdivision, as of record in Book 2331, page 9, Register's Office for Davidson County, Tennessee.

Said Lot No. 39 fronts 100.7 feet on the notrtherly margin of Dunmore Drive and runs back between lines, 180.3 feet on the westerly side and 191 feet on the easterly side to a dead line in the rear, on which it measures 53 feet.

Being the same property conveyed to Thomas Howard Cunningham and wife, Mary D. Cunningham by Deed from L. L. Brooks and wife, Gloria M. Brooks, of record in Book _____, page _____, Register's Office for Davidson County, Tennessee,

This conveyance is made subject to the lien of restrictive covenants of record in Book 2338, page 511, easement and setback lines that are shown in Book 2331, page 9, and said Deed of Trust to Miller Kimbrough, Trustee, of record in Book 2428, page 201, all in the 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 G. O. Vanatta and wife, Margaret Vanatta their heirs and assigns, forever.

And We do covenant with the said G. O. Vanatta and wife, Margaret Vanatta 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, Thomas Howard Cunningham and wife, Mary D. 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 G. O. Vanatta and wife, Margaret Vanatta their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 31st day of October, 19 56

Mary D. Cunningham

Thomas Howard Cunningham

G 215