WARRANTY DEED
FROM
William Roy Baltimore, widower
24791
TO
William M. Cunningham and wife,

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

WARRANTY DEED

For and in Consideration of the sum of Ten and no/100 ($10.00) - DOLLARS

Cash, paid by William M. Cunningham and wife, Evelyn Cunningham, and other valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and the further consideration of the assumption by the said William M. Cunningham and wife, Evelyn Cunningham, and their agreement to pay the balance of $9,260.61 of an original indebtedness of $10,000.00, secured by vendor's lien retained in deed from Marie Adams Simrell to William Roy Baltimore and wife, Ellen A. Baltimore, dated August 25, 1955, filed August 26, 1955, and recorded in book 2447, page 272, Register's Office for Davidson County, Tennessee.

I, William Roy Baltimore, widower have bargained and sold, and by these presents do transfer and convey unto the said William M. Cunningham and wife, Evelyn 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. 13 of block "A" on the Map of the re-subdivision of Sunnymeade, as of record in book 974, page 56 and 57, Register's Office for said County.

Said lot No. 13 fronts 60 feet on the southerly side of Sunnymeade Avenue, formerly Golf Club Drive, and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to William Roy Baltimore and wife, Ellen A. Baltimore, by installment deed from Marie Adams Simrell of record in book 2447, page 272, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to eight-foot easement for public utility purposes along rear of premises, as shown on plan in book 974, page 56, and restrictive covenants contained in an instrument executed by William Bate Williams, dated September 7, 1938, filed September 8, 1938, and recorded in book 1066, page 225, and re-recorded April 29, 1940, in book 1108, page 689, as modified by an instrument dated July 17, 1939, filed July 24, 1939, and recorded in book 1066, page 511, Register's Office for Davidson County, Tennessee.