BK 2644

WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

For and in consideration of the sum of $ 10.00

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

cash in hand paid by JOHNNY CLIFTON CUNNINGHAM and wife, VESTA B. CUNNINGHAM, and other good and valuable considerations, receipt of which is hereby acknowledged,

FAIRLANE HOMES COMPANY

has ~~have~~ does ~~do~~ **bargained and sold, and by these presents ~~do~~ transfer and convey unto the said** Johnny Clifton Cunningham and wife, Vesta B. 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. 328 on the Plan of Fairlane Park, Section III, of record in Book 2331, pages 145 and 146, Register's Office for said County.

Said Lot No. 328 fronts 73 feet on the north side of Fairlane Drive and runs back between lines, 161 feet on the west line and 226 feet on the east line to a dead line in the rear on which it measures 97.7 feet.

Being part of the property conveyed to Fairlane Homes Company by deed from Crosby Land Company, of record in Book 2600, page 263, said Register's Office.

This conveyance is subject to plan and easements of record in Book 2331, pages 145 and 146, and subject to restrictions of record in Book 2598, page 491, all in 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 Johnny Clifton Cunningham and wife, Vesta B. Cunningham their **heirs and assigns, forever.**

And Fairlane Homes Company does **do covenant with the said** Johnny Clifton Cunningham and wife, Vesta B. Cunningham **that** it has ~~have~~ **lawfully seized and possessed of said land in fee simple; ~~have~~ a good right to convey it. and the same is unencumbered,** except taxes for 1957 which are prorated and assumed by the grantees herein.

And Fairlane Homes Company goes **do further covenant and bind** itself, its ~~/~~ successors and assigns **~~heirs and representatives~~, to warrant and forever defend the title to the said land to the said** Johnny Clifton Cunningham and wife, Vesta B. Cunningham, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

IN WITNESS WHEREOF, Fairlane Homes Company has caused this instrument to be ~~Witness hand this day of~~ executed by its duly authorized officers, this 16th day of April, 1957.

FAIRLANE HOMES COMPANY

Attest: Eugene Pargh
Secretary-Treasurer

By: W. L. Maloney
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** he **executed the within instrument for the purposes therein contained. Witness my hand and official seal at** _____, **Tennessee, this** _____ **day of** _____ **19**__

Commission expires _____

_____
Notary Public

DAVIDSON COUNTY, TENN.
COUNTY CLERK
FILED & RECORDED
1957 APR 17 PM 2:30

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