K 2699

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Ten Thousand Two Hundred Fifty and No/100 --------
----------$10,250.00 ---------- **DOLLARS**
Cash in hand paid by Calvin M. Cunningham and wife, Sara Frances Cunningham, the receipt of which is hereby acknowledged, we,

Peyton W. Gregory and wife, Mary H. Gregory

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Calvin M. Cunningham and wife, Sara Frances 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. 46 on the Plan of Riverside Drive Subdivision, as of record in Book 974, pages 60 and 61, Register's Office for said County.
According to a survey made by Z. J. Wilkerson, Surveyor, May 31, 1941, said lot No. 46 fronts 55 feet more or less on the northern side of Porter Road, and runs back 193.4 feet on the west line and 170.6 feet on the easterly line to the southern line of Lot 47, measuring 50 feet thereon.
Being the same property conveyed to Peyton W. Gregory and wife, Mary H. Gregory, by deed from James S. Jones and Charles R. Land, as of record in Book 2393, page 275, said Register's Office.

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 Calvin M. Cunningham and wife, Sara Frances Cunningham
their **heirs and assigns, forever.**

And we **do covenant with the said** Calvin M. Cunningham and wife, Sara Frances Cunningham **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, Peyton W. Gregory and wife, Mary H. Gregory
do further covenant and bind ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Calvin M. Cunningham and wife, Sara Frances Cunningham, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 4th **day of** October, **19** 57

Peyton W Gregory
Mary H. Gregory

STATE OF TENNESSEE
Davidson County

Personally appeared before me, William N. Mercer, **a Notary Public in and for said County and State, the within named** Peyton W. Gregory and wife, Mary H. Gregory

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

Witness my hand and official seal at office, this 4th **day of** October, **19** 57

Commission expires _____

My Commission Expires January 28, 1958

William N. Mercer
Notary Public

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