K 2806

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ($10.00) -

TEN & NO/100 - **DOLLARS**

Cash in hand paid by Frank B. Foster and wife, Glenna V. Foster, receipt of which is hereby acknowledged, and other good and valuable consideration,

We, M. M. Cunniff and wife, Hattie B. Cunniff

have bargained and sold, and by these presents do transfer and convey unto the said FRANK B. FOSTER AND WIFE, GLENNA V. FOSTER,

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. 86 on the Map of Due West Valley Acres, in the 11th Civil District of Davidson County, Tennessee, not of record, and described according to a copy of a survey thereof made by H. R. Swann, Jr., Surveyor, April 20, 1947, as follows:

Beginning at a point in the southerly margin of Due West Avenue, at the corner of Lots Nos. 88 and 89; thence with the line between said lots southerly 500 feet to a point; thence westerly 46.24 feet to a point at the corner of Lots Nos. 87 and 86; thence with the line between said lots northerly 500 feet to the south margin of Due West Avenue; thence with the margin of the same easterly 100 feet to the beginning.

Being the same property conveyed to M. M. Cunniff and wife, Hattie B. Cunniff, by deed from J. Ezra Davis and wife, Irene C. Davis, of record in Book 2798, page 405, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ✓ **M.M. Cunniff and wife, Hattie B. Cunniff** their **heirs and assigns, forever.**

And we **do covenant with the said** Frank B. Foster and wife, Glenna V. Foster, **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, ✓ **M.M. Cunniff and wife, Hattie B. Cunniff** **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Frank B. Foster and wife, Glenna V. Foster, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 21st **day of** September, 1958

M. M. Cunniff

Hattie B. Cunniff

G 153