K 2857

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of 10.00----------

TEN DOLLARS AND NO/100----------DOLLARS
Cash in hand paid by William T. Pitt,Jr. and wife, Mary Inez Pitt, the receipt of which is hereby acknowledged, and other good and valuable considerations.



We, Joseph T. Cunningham and wife, Ruby E. Cunningham have bargained and sold, and by these presents do transfer and convey unto the said William T. Pitt,Jr., and wife, Mary Inez Pitt 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 land in the 10th, formerly the 22nd Civil District of said County and described according to a loan survey prepared by T. H. Sanford, September 17, 1952, revised. October 8, 1952, as follows:

Beginning in the center of Cummings Creek Road (now Lickton Road or Pike) said point being the southwest corner of the property conveyed to W. E. Lee and wife, by deed from R. H. Exum and wife, of record in Book 888, page 475, said Register's Office; thence with the center of said road, south 36 deg. west 247.5 feet, more or less, to a point; thence along a fence line north 54 deg. west 594 feet, more or less, to a point; thence continuing with a fence north 79.2 feet to a point; thence with a fence line south 86 deg. east 670 feet, more or less, to the easterly margin of New Road; thence south 12 deg. 45 minutes west 194.7 feet, more or less, to the point of beginning.

Being the same property conveyed to Joseph T. Cunningham and wife, Ruby E. Cunningham, by deed from Claude M. Clinard, Sr., and wife, Lillie Mai Clinard, of record in Book 2708, page 375, 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 William T. Pitt,Jr. and wife, Mary Inez Pitt their heirs and assigns, forever.

And We do covenant with the said William T. Pitt,Jr. and wife, Mary Inez Pitt 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., except a First Deed of Trust, executed by Claude M. Clinard, Sr. and wife, Lillie Mai Clinard, of record in Book 2683, page 637, Register's Office.

And We, Joseph T. Cunningham and wife, Ruby E. 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 William T. Pitt,Jr. and wife, Mary Inez Pitt their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand & this 12th day of November, 19 58

Joseph T. Cunningham

Ruby E. Cunningham

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