G-126959

WARRANTY DEED BEAU E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of Ten & No/100 - DOLLARS ($ 10.00),

Cash in hand, paid this date, the receipt of which is hereby acknowledged and other good and valuable considerations.

John C. Cunningham and wife, Wynona P. Cunningham,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

H. E. Myers,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 109 on the plan of Charlotte Park, Section I, of record in Book 2663, Pages 2 to 6, both inclusive, Register's Office for Davidson County, Tennessee.

Said Lot No. 109 fronts 70 feet on the east side of American Road and runs back 196.3 feet on the north line and 218.7 feet on the south line to a dead line, which is a broken line, measuring 100.5 feet thereon.

Being the same property conveyed to John C. Cunningham and wife, Wynona P. Cunningham, by deed from Consolidated Developments, Incorporated, of record in Book 2645, Page 36, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 1631, Page 193, Book 1788 Page 512 and Book 2638, Page 490, 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 Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 5th day of March, 1959

John C. Cunningham

Wynona P. Cunningham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Katie M. Kord, a Notary Public in and for the State and County aforesaid, personally appeared the within named John C. Cunningham and wife, Wynona P. Cunningham

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 Nashville, Davidson County, Tennessee, this, the 5th day of March, 1959

Katie M. Kord
Notary Public

My commission expires: Jan. 28, 1963.

WARRANTY DEED

From 22616

John C. Cunningham and wife, Wynona P. Cunningham

To

H. E. Myers

(Medlin Realty Co.)

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 6 day of MAR A.D. 1959 at 2:11 o'clock P. M.
Noted in Book 92 Page 474
Recorded in Book Page
Recording Fee $2.00
...SON, Register
... Reg.

...VILLE TITLE C...
A Guaranteed Tit...
NASHVILLE, TENNESSEE