WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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

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

Cash in hand paid by the grantees hereon, and other good and valuable consideration, receipt of which is hereby acknowledged, and the assumption and agreement by the grantees to pay the unpaid principal balande of a mortgage made payable to the First Federal Savings and Loan Association of Nashville, which is of record in Book 2180 Page 165, R.O.D.C. Tennessee, the grantors, Rufus B. Cunningham and wife Eva Cunningham

_____ have bargained and sold, and by these presents do transfer and convey unto the said Charles B. Cunningham and wife Patricia R. 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 #9 on the map of Seven Oaks, Section I, as of record in Plat Book 1835, page 132, R.O.D.C. Tennessee.

Said Lot #9 fronts 100 feet on the easterly side of Weaver Avenue and extends back between lines 212.5 feet on the southerly line and 201.5 feet on the northerly line to a dead line in the rear measuring 124.3 feet.

Being the same property conveyed to Rufus B. Cunningham and wife Eva Cunningham by deed of record from Walter E. Robertson and wife Edith as of record in R.O.D.C. 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 Charles B. Cunningham and wife Patricia R. Cunningham their heirs and assigns, forever.

And we/the grantors do covenant with the said Charles B. Cunningham and wife Patricia R. 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, except for outstanding balance of the Deed of Trust referred to above, of record in Book 2180 Page 165, R.O.D.C. Tennessee.

And we, Rufus B. Cunningham and wife Eva 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 Charles B. Cunningham and wife Patricia R. Cunningham, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 3rd day of September, 1959

Rufus B Cunningham

Eva Cunningham