BK 3032

For and in consideration of the sum of -

Three Thousand Four Hundred Fifty ($3,450.00) and no/100 - - DOLLARS

the receipt of which is hereby acknowledged

We, M. M. Cunniff and wife, Hattie B. Cunniff and W. C. Allen and wife Irene N. Allen

have bargained and sold, and by these presents do transfer and convey unto the said Oakley Delton Denton and wife, Helen Carr Denton 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. 25 on the Plan of Pleasant Hill, of record in Book 2900, page 69, Register's Office for said county.

Said Lot No. 25 fronts 145 feet on the north side of Nella Drive and runs back 274.4 feet on the west line and 301.7 feet on the east line to a dead line in the rear on which it measures 148 feet.

Being part of the property conveyed to M. M. Cunniff and wife, Hattie B. Cunniff, by deed from Bryant Moore and wife, of record in Book 2396, page 111, as to 1/2 undivided interest, and in W. C. Allen and wife, Irene N. Allen, by deed from M. M. Cunniff and wife, of record in Book 2881, page 611, as to a 1/2 undivided interest.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Oakley Delton Denton and wife, Helen Carr Denton their heirs and assigns, forever.

And we do covenant with the said Oakley Delton Denton and wife, Helen Carr Denton 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. Purchasers assume restrictions of record in Bk. 3029, page 49, Register's Office, and 1960 taxes.

And M. M. Cunniff and wife, Hattie B. Cunniff and W. C. Allen and wife, Irene N. Allen do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Oakley Delton Denton and wife, Helen Carr Denton, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 3 day of March, 1960

W. C. Allen — M. M. Cunniff

Irene N. Allen — Hattie B. Cunniff

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named M. M. Cunniff and wife, Hattie B. Cunniff and W. C. Allen and wife, Irene N. Allen

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 3 day of March, 1960

Commission expires May 7, 1963 — [illegible]
Notary Public

74993

WARRANTY DEED

FROM M. M. Cunniff et ux and W. C. Allen et ux

TO Oakley Delton Denton et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 10 day of MAR A.D. 1960 at 8:23 o'clock A.M.
Noted in Book 3032 Page 36
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By [illegible] D.C.

Attorneys Title Company
Titles Guaranteed
[illegible], TENN.

PG 41