K 3219

**WARRANTY DEED** THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

**For and in consideration of the sum of**

Ten ($10.00) and 00/100 **DOLLARS**

cash in hand to me paid, the receipt of which is hereby acknowledged, and for other good and valuable considerations,

I, Annie Steele, a widow

**have bargained and sold, and by these presents do transfer and convey unto the said** Eldridge Cunningham and wife, Maggie 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 the southerly ½ of Lot No. 379 on the Map of D. T. McGavock & Others' Addition to Nashville, as of record in Book 21, page 41, Register's Office for said County.

Said part of said lot fronts 50 feet on the easterly side of 17th Avenue North and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Abraham Steele and wife, Annie Steele by deed from Alfred C. Galloway and wife, Lettie S. Galloway, of record in Book 2197, Page 143, R.O.D.C., the said Abraham Steele having since died.

**To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said** Eldridge Cunningham and wife, Maggie Cunningham their **heirs and assigns, forever.**

**And** I **do covenant with the said** Eldridge Cunningham and wife, Maggie Cunningham **that** I am **lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered**, except a 1st Mortgage in the principle amount of $4364.38, which is payable to the Citizens Svgs Bank & Trust Co., which is assumed by buyers

**And** I, Annie Steele **do further covenant and bind** myself my **heirs and representatives, to warrant and forever defend the title to the said land to the said** Eldridge Cunningham and wife, Maggie Cunningham their **heirs and assigns against the lawful claims of all persons, whomsoever.**

**Witness** my **hand this** 14th **day of** April, **19** 61

Annie Steele

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