K 3277

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WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and No/100----------

($10.00)----------**DOLLARS**

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, we, M. M. Cunniff and wife, Hattie B. Cunniff,

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Robert D. Bentley and wife, Ruth M. Bentley

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 No. 55 on the Plan of Pleasant Hill, as of record in Book 2900, page 69, Register's Office for said County.

Said Lot No. 55 fronts 130 feet on the easterly side of Ponnic Drive and runs back 340 feet on the northerly line and 283.5 feet on the southerly line to a dead line in the rear measuring 142 feet thereon.

Being part of the same property, a one-half undivided interest was conveyed to M. M. Cunniff and wife, Hattie B. Cunniff, by deed from W. C. Allen and wife, of record in Book 3256, page 77, and the other one-half undivided interest being vested in M. M. Cunniff and wife, Hattie B. Cunniff, by deed from Bryant Moore and wife, of record in Book 2396, page 111, 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 said Robert D. Bentley and wife, Ruth M. Bentley

their **heirs and assigns, forever.**

And we **do covenant with the said** Robert D. Bentley and wife, Ruth M. Bentley, **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.**

And we, M. M. Cunniff and wife, Hattie B. Cunniff, **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Robert D. Bentley and wife, Ruth M. Bentley, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands this** 2nd **day of** August, 19 61

M. M. Cunniff

Hattie B. Cunniff

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