BK 3570

INFORMATION FOR REVENUE TAX PURPOSES: Tax Parcel No. 60-00682
SEND TAX NOTICES TO: Guaranty Mortgage Corporation of Nashville
ADDRESS: 316 Union St., Nashville, Tennessee

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by Edward Russell Cunningham et ux, Judy Z. Cunningham hereinafter called the GRANTEES, and certain good and valuable considerations, the receipt of which is hereby acknowledged, we, J.N. Franks, Jr., and wife, Elizabeth Jane Franks hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, 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. 59 on the Plan of McMurray Woods, Section 2, as of record in Book 3300, page 17, Register's Office for said County, described as follows:

BEGINNING on the northwesterly margin of Woodlett Road at the corner of Lots Nos. 58 and 59; thence with the line between said two lots, Northwesterly 223.6 feet to the corner of Lots Nos. 58, 59 and 60; thence with the line between Lots Nos. 59 and 60, easterly 208 feet to the westerly margin of Hilson Road; thence with the same, southeasterly 134.48 feet to the beginning of a curve; thence around said curve, having a radius of 25 feet, southwesterly 36.32 feet to the northwesterly margin of Woodett Road; thence with the same, southwesterly 180 feet to the beginning.

BEING the same property conveyed to J.N. Franks, Jr., and wife, Elizabeth Jane Franks by deed from McDowell Real Estate Corporation of record in Book 3317, page 455, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 29th day of May, 1963.

J.N. Franks, Jr.
Elizabeth Jane Franks

STATE TAX $ 30.45
PROBATE .50
TOTAL $ 30.95

MAY 31 1963
R. E. WORRALL
COUNTY COURT CLERK

STATE OF TENNESSEE }
Davidson County }

Before me, A.M. Tenison, a Notary Public in and for said County and State, personally appeared J.N. Franks, Jr. and wife, Elizabeth Jane Franks, the bargainors, 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, Tennessee, this 29th day of May, 1963.

Commission expires February 1, 1965

A.M. Tenison
Notary Public

65920
WARRANTY DEED
FROM
J.N. Franks, Jr. and wife,
TO
Elizabeth Jane Franks
Edward Russell Cunningham et ux,
Judy Z. Cunningham
Guaranty Mortgage Corporation of Nashville
FILED
RECORDED
DAVIDSON COUNTY, TENN.

BK 568