BK 3709

WARRANTY DEED ATTORNEYS TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No.
SEND TAX NOTICES TO:
ADDRESS:

For and in Consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY DOLLARS ACKNOWLEDGED.

WE, O. D. CAMPBELL AND WIFE MARGUERITE U. CAMPBELL

have bargained and sold, and by these presents do transfer and convey unto the said LELAND H. CUNNINGHAM AND WIFE ELVA J. 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 NO. 61 ON THE PLAN OF MCMURRAY WOODS, SECTION II, AS OF RECORD IN BOOK 3300, PAGE 17, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING ON THE WESTERLY MARGIN OF HILSON ROAD AT THE COMMON CORNER OF LOTS NOS. 60 AND 61; THENCE WITH THE LINE BETWEEN SAID TWO LOTS WESTERLY 124.8 FEET TO A POINT; THENCE NORTH 2 DEGREES 16' EAST 153.2 FEET TO THE SOUTHERLY MARGIN OF MCMURRAY DRIVE; THENCE WITH THE SAME EASTERLY 99.97 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE, HAVING A RADIUS OF 25 FEET SOUTHEASTERLY 39.30 FEET TO THE WESTERLY MARGIN OF HILSON ROAD; THENCE WITH THE SAME SOUTHERLY 128.43 FEET TO THE BEGINNING.
BEING THE SAME REAL PROPERTY CONVEYED TO O.D. CAMPBELL BY TWO DEEDS ONE FROM MCDOWELL REAL ESTATE CORP., DATED OCTOBER 23, 1962, FILED DECEMBER 11, 1962, AND RECORDED IN BOOK 3465, PAGE 615, AND THE OTHER FROM JOHN CUNNINGHAM, DATED MARCH 6, 1964, FILED MARCH 9 1964, AND RECORDED IN BOOK 3702, PAGE 631, 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 LELAND H. CUNNINGHAM AND WIFE ELVA J. CUNNINGHAM, THEIR heirs and assigns, forever.

And WE do covenant with the said LELAND H. CUNNINGHAM AND WIFE ELVA J. 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.

And WE, O. D. CAMPBELL AND WIFE MARGUERITE U. CAMPBELL do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to the said land to the said LELAND H. CUNNINGHAM AND WIFE ELVA J. CUNNINGHAM, THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hand S this 20TH day of APRIL, 1964

O. D. Campbell
Marguerite U. Campbell

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