K 3761

WARRANTY DEED — ATTORNEYS TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 60 08 58260
SEND TAX NOTICES TO: Kimbrough-Kavanaugh and Associates
ADDRESS: 416 Union Street, Nashville, Tenn.

For and in Consideration of the sum of - - - - - - - - - - - - - $13,700.00 - - - - - - - - - - - - - THIRTEEN THOUSAND SEVEN HUNDRED AND NO/100 - - - - - - - - - - - - - DOLLARS,

Cash in hand paid, receipt of which is hereby acknowledged,

We, Billy Sam Piper and wife, Anita M. Piper,

_____ have bargained and sold, and by these presents do transfer and convey unto the said James Edward Cunningham and wife, Dorothy D. 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. 1 on the Plan of Shady Park Subdivision, of record in Book 2330, page 88, Register's Office for Davidson County, Tennessee.

Beginning at a monument in the southwest corner of said subdivision, in the northerly margin of Wheeler Avenue, thence eastwardly with the northerly margin of Wheeler Avenue, and with the curves thereof 179.88 feet to a monument in the intersection of Wheeler Avenue and Floral Drive; thence with the west margin of Floral Drive northwardly 86.95 feet to a point in the common corner of Lots Nos. 1 and 2, thence with the southerly margin of Lot No. 2, westwardly 167.5 feet to a point, thence southerly with the western boundary of said subdivision 130.6 feet to the point of beginning.

Being the same property conveyed to Billy Sam Piper and wife, Anita M. Piper, by deed from Henry H. Hudson and wife, Alma Carter Hudson, of record in Book 2600, page 365, said Register's Office.

THIS TRACT IS	IMPROVED AND KNOWN ON TAX RECORDS AS:		
3625 No.	Floral Drive Street	Nashville City	Tenn. State

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James Edward Cunningham and wife, Dorothy D. Cunningham their _____ heirs and assigns, forever.

And we do covenant with the said James Edward Cunningham and wife, Dorothy D. 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, Billy Sam Piper and wife, AnitaM. Piper _____ do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James Edward Cunningham and wife, Dorothy D. Cunningham, their _____ heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 30th day of April, 19 64

Billy Sam Piper
Billy Sam Piper

Anita M. Piper
Anita M. Piper

PG 143