BOOK 4163 PAGE 601

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Huel Eaton Cunningham (NAME:)	Huel Eaton Cunningham (NAME:)	21150, Forest Hills
406 Foothill Drive (STREET ADDRESS OR ROUTE NUMBER)	406 Foothill Drive (STREET ADDRESS)	Map 145-5
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 5

For and in Consideration of the sum of Ten and No/100 ---------- ($10.00) ---------- *DOLLARS*

cash in hand paid by Huel Eaton Cunningham and wife, Martha Lillian Cunningham and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, George E. Bivins and wife, Beatrix M. Bivins *have bargained and sold, and by these presents do transfer and convey unto the said* Huel Eaton Cunningham and wife, Martha Lillian Cunningham, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being lot No. 4 on the Plan of Tyne Valley Estates, Section IV, as of record in book 3600, page 10, Register's Office for said County. Said lot No. 4 fronts 199 feet on the northerly side of Fredricksburg Drive and runs back 306.3 feet on the easterly line and 356 feet on the westerly line to a dead line in the rear measuring 165 feet thereon. Being part of the real property conveyed to George E. Bivins and wife, Beatrix M. Bivins by deed from Tyne Valley Development Company, a partnership, of record in book 3944, page 805, said Register's Office.

This conveyance is made subject to 10-foot easement for public utilities, anchor easement, building setback line to be established by the City of Forest Hills and conditions of owners certificate, as shown on plan of record in book 3600, page 10, and restrictive covenants contained in an instrument of record in book 3574, page 303, Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Huel Eaton Cunningham and wife, Martha Lillian Cunningham, their *heirs and assigns, forever.*

And we *do covenant with the said* Huel Eaton Cunningham and wife, Martha Lillian 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,* except for taxes for the year 1967 which are prorated and assumed by grantees.

And we, George E. Bivins and wife, Beatrix M. Bivins *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Huel Eaton Cunningham and wife, Martha Lillian Cunningham, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 21st *day of* August, *19* 67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

George E. Bivins
Beatrix M. Bivins

This Instrument Was Prepared By
Dewey W. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Raymond H Darrow, a Notary Public in and for said County and State, George E. Bivins and wife, Beatrix M. Bivins

the within named 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 22 day of Aug, 1967.

Commission expires My Commission Expires April 21, 1971

Raymond H Darrow
Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be.....of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

Commission expires My Commission Expires April 21, 1971

.....Notary Public

WARRANTY DEED

FROM

George E. Bivins, et ux

TO

Huel Eaton Cunningham, et ux

84936

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 22 8 43 AM '67

NOTED: BOOK 117 PAGE 168
RECORDING FEE $ 3.00
DEP. REG. ____

DOCUMENTARY
UNITED STATES INTERNAL REVENUE
$3.20 THREE DOLLARS THIRTY CENTS

DOCUMENTARY
UNITED STATES INTERNAL REVENUE
$3.20 THREE DOLLARS THIRTY CENTS

American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

STATE TAX $ 2.55
PROBATE .50
TOTAL $ 3.05

AUG 22 1967

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID AUG 22 1967