BOOK 4258 PAGE 283

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Rufus B. Cunningham, et ux	Rufus B. Cunningham	6DA-34009
(NAME) 2727 Hartford Drive	(NAME) SAME	Map 119-10
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn.	(STREET ADDRESS)	Par. 123
(CITY) , (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten Thousand Nine Hundred Fifty and No/100--
----------($10,950.00)---------- *Dollars,*

of which $5,793.38 has been paid in cash by Rufus B. Cunningham and wife, Eva P. Cunningham, the receipt of which is hereby acknowledged, and for the remainder the said Rufus B. Cunningham and wife have assumed and agree to pay the unpaid balance of $5,156.62 of an original indebtedness of $5,500.00 secured by vendor's lien retained in deed of record in book 4162, page 603, Register's Office for Davidson County, Tennessee,

I, Stella Mae Hill,

have this day bargained and sold, and do hereby transfer and convey unto the said Rufus B. Cunningham and wife, Eva P. Cunningham, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being lot No. 37 on the Plan of Hidden Acres Subdivision, of record in book 1130, page 89, Register's Office for said County.
Said lot No. 37 fronts 79.5 feet on the west side of Hartford Drive and runs back between lines 148.5 feet on the north line and 148.4 feet on the south line to a dead line, on which it measures 79.5 feet.
Being the same property conveyed to Stella Mae Hill by deed from George C. Glenn of record in book 4162, page 603, Register's Office for said County.

This conveyance is made subject to Thirty-foot building setback line from Hartford Drive, 10-foot public utility easement along rear line of premises and conditions of owners certificate as shown on plan of record in book 1130, page 89, and to restrictive covenants contained in an instrument of record in book 1394, page 218, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 10,950.00

Subscribed and sworn to before me, this the 7th day of August 19 68

Affiant: x Rufus B. Cunningham

My commission expires: June 6, 1972 (Affix Seal)

Notary Public: Mary Exley

This is unimproved (X) improved property, known as 2727 Hartford Drive, Nashville, Tenn. (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Rufus B. Cunningham and wife, Eva P. Cunningham, their

(successors), heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Rufus B. Cunningham and wife, Eva P. Cunningham, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 8th *day of* August, 1968, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

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

x Stella Mae Hill

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Enaey, *a Notary Public in and for said County and State,* Stella Mae Hill

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee *this* 8th *day of* August, *19*68

Mary Enaey, *Notary Public*

Commission expires June 6, 1972

NOTARY PUBLIC STATE OF TENNESSEE LARGE

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.....

.....Notary Public

Commission expires.....

WARRANTY DEED

FROM

Stella Mae Hill

TO

Rufus B. Cunningham, et ux

AUG-9	CONV	10,950.00			
AUG-9 S'TAX			A*	28.34	
AUG-9 PR'FEE			A*	.50	
AUG-9	W'DEED		A*	3.00	* 31.84

A 08396

IDENTIF. REFERENCE

AUG 9 8 32 AM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE

Guar. Title 200183