WARRANTY DEED

BOOK 4415 PAGE 480

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Walter M. Cunningham	Walter M. Cunningham	Map 113
(NAME)	(NAME)	
	411 Annex Ave. No. A-1	Par. 1
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
	Nashville, Tennessee 37209	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pd

FOR AND IN CONSIDERATION of the sum of Eleven Thousand Seven Hundred Forty Five and 44/100 ($11,745.44)---------- *Dollars,*

of which $8,500 has been paid in cash by Walter M. Cunningham and wife, Vida F. Cunningham, the receipt of which is hereby acknowledged and the said Walter M. Cunningham and wife, Vida F. Cunningham assumes and agrees to pay the balance of $3,245.44 of an original indebtedness of $5,300.00 secured by deed of trust of record in book 3801, page 62, Register's Office for Davidson County, Tennessee,

we, Marion T. Armstrong and wife, Retta L. Armstrong

have this day bargained and sold, and do hereby transfer and convey unto the said

Walter M. Cunningham and wife, Vida F. Cunningham, their

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

A tract of land in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, described as follows:
BEGINNING in the center of Old Charlotte Road at the southwest corner of the property conveyed to Luckie Phillips by deed from Mattie Troxel, of record in book 898, page 492, Register's Office for said County; thence with Phillips' westerly line, northwardly 745 feet; thence north 48° east 210 feet to Phillips' northeast corner; thence north 2 1/2° east 1136 1/2 feet, more or less, to a beech, an old corner; thence north 87 1/2° west 1270.5 feet, more or less, to the northeast corner of the property conveyed to John C. Hendrickson and wife, by deed from Mrs. Mattie Troxel, of record in book 932, page 133, said Register's Office; thence with Hendrickson's easterly line, south 2 1/2° west 1881 1/2 feet and south 13 1/2° west 412 1/2 feet, more or less, to the center of Old Charlotte Road, being Hendrickson's southeast corner; thence with the center of said road, north 71° east 115 1/2 feet, north 78° east 577 1/2 feet, north 87° east 264 feet, north 75° east 231 feet and north 48° east 21 feet to the beginning, containing 59 3/4 acres, more or less.Being the same property conveyed to Marion T. Armstrong and wife, Retta L. Armstrong by deed from Charles Eugene Chester and wife, of record in book 3343, page 307, R.O.D.C., Tenn.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 11,745.44

Subscribed and sworn to before me, this the 5th day of May 1970

Affiant Walter M. Cunningham

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

Notary Public Mary Emaey

STATE OF TENNESSEE LARGE

unimproved ( )
This is improved (X) property, known as ..... (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

Walter M. Cunningham and wife, Vida F. Cunningham, their

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

we *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Walter M. Cunningham and wife, Vida F. Cunningham, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 5th *day of* May, 19 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Marion T. Armstrong
Retta L. Armstrong

This Instrument Was Prepared By

Dewey W. Fedigo (mE)

Of The Law Firm Fedigo & Saindon

Stahlman Building Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensley, *a Notary Public in and for said County and State,* Marion T. Armstrong and wife, Retta L. Armstrong

the within named bargainor...s, 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* 5th *day of* May, *19* 70

Mary Ensley Notary Public

Commission expires June 6, 1972

MARY ENSLEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 ...

MAY-5%	CONV	11,745.44				
MAY-5%S'TAX			A*	30.42		
MAY-5%PR'FEE			A*	.50		
MAY-5%	W'DEED		A*	3.00	*	33.92

Warranty Title 207452

WARRANTY DEED

FROM

Marion T. Armstrong, et ux

TO

Walter M. Cunningham, et ux

A 76521

IDENTIF. REFERENCE

MAY 5 2 58 PM '70

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 256-2656
NASHVILLE, TENNESSEE